

THE TIMES

Cars from Korea at
the Turin
motor show, page 31

Labour leadership is rebuffed over Simonstown and Europe committee

The Labour Party's national executive, which includes Cabinet ministers, yesterday criticized the Government for allowing the recent naval exercises with South Africa under the Simonstown agreement. It also reconstituted the party's European Monitoring Committee under the title European Liaison Committee, a group which will perform precisely the same functions as the

old committee. Mr Wilson forbade ministers to attend the former committee because reports of confidential documents submitted to it were published in "The Times". The Prime Minister and Foreign Secretary cannot ignore two such rebuffs from the executive so early in the Parliament's life, our Political Staff writes. Labour's leaders criticized the BBC yesterday over its coverage of the general election campaign.

Wilson ban 'defied by Mr Benn'

By Michael Hatfield

Labour Party policymakers, including Cabinet Ministers, gave two rebuffs yesterday to Mr Wilson and Mr Callaghan, the Foreign Secretary, rebuffs that cannot be ignored by the Prime Minister so early in the life of the new Government.

The most serious was over government policy on South Africa, even though Mrs Castle, Secretary of State for Social Services, tried unsuccessfully to get a critical resolution withdrawn. Mr Callaghan was not present when the party's national executive unanimously approved a motion saying:

That the national executive committee, while welcoming the Foreign Secretary's statement that her Majesty's Government are undertaking a thorough review of the Simonstown agreement, nevertheless deplores the Government's action in holding the recent combined naval exercise with South Africa, which is directly contrary both to party policy and to clear assurances given by the Government itself; and calls upon the Government to ensure that the ministers concerned do not repeat this gross error.

The original resolution was couched in even stronger language, and it was

Miss Lester, a junior minister at the Foreign Office, who rescued Mr Callaghan from outright condemnation by proposing that a phrase should be inserted welcoming the Foreign Secretary's statement. She was seconded by Mrs Hart, Minister for Overseas Development. Even then she succeeded by only a one-vote majority, 10 votes to 9.

An attempt by Mrs Castle, however, to tone down the language by deleting the word "deplores" and replacing it by "regrets" was defeated by 10 to 5. She was seconded by Mrs Williams, Secretary of State for Prices and Consumer Protection.

The other issue was the party's European Monitoring Committee. Mr Wilson banned ministers from attending the committee after reports of confidential documents drawn up by Transport House staff critical of Mr Callaghan's handling of the renegotiations had appeared in "The Times".

Mr Mikardo asked about the future of the committee yesterday, and the executive was startled to hear from Mr Wedgwood Benn, the committee chairman, that he had every intention of attending further meetings.

The executive, however, decided, in the hope of avoiding further embarrassment, to rename it the European Liaison Committee. It will have pre-

cisely the same functions as before. Other ministers who are members of the committee are: Mrs Hart, Mr Shore, and Mr Hattersley.

South Africa's policy criticized: Opening the second day's debate yesterday on the Queen's Speech, Mr Callaghan said that the Government intended to weigh the military advantages to Britain of the Simonstown agreement with South Africa against the nation's wider interest throughout Europe (our Parliamentary Correspondent writes).

The Government would continue to associate itself with moves at the United Nations to put pressure on the South African Government to change its apartheid policies. He did not believe, however, that such a change would be brought about by a step that could destroy the universal nature of the United Nations.

Mr Callaghan then warned the House that Britain more than any other nation depended for her survival on international trade.

Mr Prior, opening the Tory attack, departed from foreign affairs to condemn the social contract as an agreement that was looked on by Conservatives with much dismay. It was not so much a social contract as a socialist contract, he said.

Parliamentary report, page 14

Labour heading for confrontation on BBC election coverage

By Our Political Staff

The Labour Party is heading for a serious clash with the BBC after years of growing suspicion of alleged biased reporting by the corporation, particularly during election campaigns.

Yesterday Mr Wilson described the BBC presentation during the past election as treating politicians like puppets. He was speaking at a private meeting of the party's national executive committee and backing criticisms expressed by some executive members. Others privately expressed the view afterwards that they were taking the matter too far.

Mr Benn said that commentators such as Mr Robin Day and Mr Alastair Burnet and others like them set the scene and then brought on the politicians and treated them like actors.

Mr Ronald Hayward, the party secretary, said at a press conference, that several complaints had been made to the BBC during the campaign. All broadcasts had been monitored and the executive had agreed that independent experts on broadcasting should be brought

in to examine the videotapes and report.

Mr Hayward said he had no criticism of Independent Television, but BBC coverage cost Labour votes and seats.

Some BBC programmes seemed to be entirely different from the campaign taking part in the country. Are political parties in a democratic country going to be allowed to run election campaigns or are they going to be run by the media?

Asked to specify, Mr Hayward said: "We were the Government of this country but it was quite clear that whatever was said across the road [at the Conservative Central Office] that morning would be the theme for the day. Although we cooperated in every possible way with both media, you would have a job to find very often the theme we wished to talk about on that day."

Mr Hayward accused the BBC of anti-Labour presentation on occasions and of trivialization and cynicism in its reporting. He emphasized that he was not suggesting "any Government intervention of television, radio and the press." He added: "I

would be totally against such a thing, personally."

Corporation's reply: The BBC said last night: "The number and intensity of complaints about our coverage during this last election was less than in 1970 or in February of this year. It is therefore curious to find this very sweeping complaint made after the event" (a Staff Reporter writes).

Similar allegations were made after the February election in the Labour Party's annual report, but they were not followed up or substantiated. What interests many broadcasters is who are to be the judges and jury of the inquiry into the complaint.

The Association of Broadcasting and Allied Staffs said last night: "We believe that the Labour Party general secretary's attacks have not been substantiated and are totally without foundation."

The association questioned whether or not Ron Hayward, on behalf of the Labour Party, is deliberately attacking the corporation and its independence from government. It said it would resist such an attack.

On the other hand, Mr Scargill, who had spent many hours in intensive lobbying of his colleagues, was elated at the proposals in a pithead ballot in two weeks' time, but the chances of the scheme's being accepted are slender.

The decision not to back the incentive scheme was taken by 14 votes to 12 at a meeting of the National Union of Miners' executive yesterday. It marks a victory for the union's left wing and a personal triumph for Mr Arthur Scargill, militant president of the Yorkshire miners.

If, as now seems certain, the productivity package is thrown out by the rank and file, the main battleground will shift to the regular round of annual pay negotiations, due to begin next week at the end of this year.

Failure to win agreement on productivity incentives also means that the union will be hard pressed to fulfil its pledge to the Government that its members will produce 120 million tons of coal during the current financial year. On present form the industry is likely to be between six and eight million tons short of that target.

A plainly dejected Mr Joseph Gormley, the union's moderate president, said after yesterday's vote: "We all have to unite to create a better industry, and we feel that a productivity deal would help this."

Speaking later he made little of the fact that he placed much of the blame for the decision on the Communist Party and particularly its industrial organizer, Mr Bert Ramelton.

In a clear reference to Mr Ramelton, Mr Gormley said that one of the few people to

NUM leaders vote to reject pit pay deal

By Alan Hamilton
Labour Staff

Miners' leaders are to recommend rejection of a big pit productivity scheme which would give the country's 250,000 miners up to £12.50 a week more. Miners will vote on the proposals in a pithead ballot in two weeks' time, but the chances of the scheme's being accepted are slender.

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Offer rejected

A £160m pay offer for a million local authority manual workers was rejected by union negotiators after a meeting in London yesterday. The talks will be resumed later.

It is believed that Dr Bannister held his hand earlier in view of the previous government's vulnerable position, but now foresees a much longer period of subordination to Mr Howell.

Dr Bannister's decision is no surprise, not for the reasons given. It was widely rumoured soon after the election of the Labour Government in February that his position was insecure because of a lack of support between him and Mr Howell, Minister of State.

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reject the offer.

State Christmas cheer for an extra million

Not only Britain's eight million pensioners but about a million people below pension age as well will benefit this year from the Government's Christmas bonus, set out yesterday in the Pensions' Payments Bill.

They are widows entitled to benefit under the national insurance, industrial injuries or war pensions schemes; and the chronic sick or disabled. Another Bill published yesterday increases the contributions rates and levels set out in the 1973 Social Security Act. The General Rate Bill, also published yesterday, postpones the 1978 quinquennial rating valuation in England and Wales until 1981, with power for further yearly postponements. The fourth Bill published yesterday removes the £5.7m limit on the contributions which the Government may make for the building of a national theatre.

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HOME NEWS

Extra million state pensioners will join 8m aged in £10 Christmas bonus

By Our Political Staff

The £10 Christmas bonus this year will be paid to about eight million pensioners as usual and to about another million people below pension age. That is set out in the Pensions Payments Bill published yesterday. The additional categories are all widows who are entitled to any of the widow's benefits under the national insurance, industrial injuries or war pensions schemes, and the chronic sick and disabled who are entitled to an invalidity pension; attendance allowance or unemployment supplement under the industrial injuries or war pensions schemes.

Most of them, including the eight million pensioners, will receive their £10 in the week beginning November 18, and all of them should get it by Christmas.

Short-term benefits, such as sickness or unemployment benefit or maternity allowance, do not qualify the recipients for the bonus. But it will be paid to pensioners whether they are affected by the earnings rule or not, and to war pensioners over retirement age even if they have not retired. The bonus, which is free of tax, will be paid to each individual who qualifies, so that a married couple of pensionable age will get £20.

Another Bill published yesterday, the Social Security Amendment Bill, sets out new rates and levels of national insurance contributions. This is not a new Bill but the reintroduction of one that was lost through the dissolution of Parliament. It

increases the contribution rates and levels set out in the Social Security Act, 1973, which introduced a fully earnings-related system of contributions from April, 1975. Under the new arrangements, which will take effect on April 6, 1975, employees with earnings below average will pay less than now; those on the average will pay about the same proportion of their earnings as at present; and those earning more than the average will pay more than now. Employers, too, will increase their pay more.

The General Rate Bill, also published yesterday, postpones the next quinquennial rating valuation in England and Wales. It was due in 1978 and will now be postponed until the first instance, 1982.

The Speaker, Mr Selwyn Lloyd, said he understood that the Government did not wish to proceed with the motion because MPs wanted to discuss the procedure.

The debate was then adjourned.

Parliamentary report, page 14

Government fails to speed tunnel Bill

By Our Political Correspondent

The Channel Tunnel Bill, which is urgently needed to authorize the main construction work and financing of the link with France, ran into more trouble in the Commons yesterday.

The Government proposed that since the Bill reached its report stage in the last session of the last Parliament it should be resumed at that stage this session.

Mr Skinner, Labour MP for Bolsover, objected to that unusual procedure. He said it was customary in such cases that Bills that had not completed their passage should be considered at Westminister, though without precluding the Council of Ministers from going ahead with decisions. The comment is made that regulations dealing with the future sugar policy of the Community and with the common organization of the market in sugar raise questions of political importance.

The chairman of the committee is Mr John Davies, the former Chancellor of the Duchy of Lancaster, who was responsible for EEC relations in Mr Heath's Administration.

EEC "flexibility": Mr Callaghan took another important step in the Commons yesterday along the road that will end with the Labour Party placing the cloak of respectability on the European Economic Community (Our Parliamentary Correspondent writes).

Nobody could now deny, the Foreign and Commonwealth Secretary said, that under the impulse of world events the EEC had become more flexible in recent months in its approach to difficulties and had taken greater account of the needs of individual member countries.

The repeated charge by MPs opposed to the EEC that British entry would cause gradual erosion of the sovereignty of Parliament was countered by Mr

Callaghan when he told the House that the blind acceptance of the doctrines of the EEC economy was at last showing signs of giving way to the needs and reality of a sovereign parlia-

ment.

Mr Callaghan's words were clearly not to the liking of many MPs on the Labour benches, and Mr Michael Foot, one of the EEC's sternest frontbench critics, looked grim as the Commons was told that the unreal aspirations of the 1972 Paris summit were melting away and there was a greater sense of realism in the Community.

Britain's presence in Europe,

Mr Callaghan went on, had given a nudge in that direction.

Changes in the leadership of many Community countries had brought a fresh look at many of the issues, including the budget and the common agricultural policy.

The Foreign Secretary said the Commons had reported that Britain's contribution to the budget would be substantially more than her fair share of the costs, based on the size of her gross national product. That showed, he said, that Labour's view that the Tories had accepted unjust terms had been vindicated.

Parliamentary report, page 14

Commons debate on three EEC economic proposals urged

By Our Political Staff

Three draft proposals by the EEC Commission should be considered by the House of Commons because they are politically important, the Committee on European Secondary Legislation said yesterday in its third report. There is a government undertaking that any such recommendations from the committee should lead to parliamentary debate before the EEC Council of Ministers arrives at a decision.

The subjects of the draft regulations are: a decision on the adjustment of the guidelines for economic policy for 1974; urgent economic and monetary measures; and a proposed decision "on practical rules for the prior notification of exchange rate changes".

In the Commons committee's opinion three other agricultural and food regulations raise questions of political importance, although it will consider them further before making recommendations to the House. They refer to transport charges incurred for beef and veal, imports of sugar, and the coordination of research in agriculture and the production and marketing of honey.

The report also suggests that several regulations dealing with EEC sugar policy should be con-

sidered at Westminister, though without precluding the Council of Ministers from going ahead with decisions. The comment is made that regulations dealing with the future sugar policy of the Community and with the common organization of the market in sugar raise questions of political importance.

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Parliamentary report, page 14

Two soldiers hurt in booby-trap blast

From Christopher Walker

A British soldier seriously ill in a Belfast hospital after a booby-trap bomb explosion yesterday was named last night as corporal Clive Shropshire, of the 1st Battalion The Royal Anglian Regiment. A married man with one child, he comes from Tidworth, Wiltshire.

He and another soldier were injured after being lured to an unoccupied house on the outskirts of the Craigavon estate in co Armagh after an anonymous telephone call to the police saying that gunmen had been seen moving in the house.

The explosion occurred yesterday morning while a patrol of four was examining cupboards in an upstairs room in one of the empty houses on the estate. The Army said later that workmen had narrowly missed being involved when the bomb blew a hole in the house roof.

During another day of sporadic violence in Ulster, an attempt to burn down a Roman Catholic primary school at Newtownabbey with incendiary devices was averted by security forces. The incendiary bombs were discovered shortly before the 230 pupils arrived for the day, and were dealt with without damage being caused. The would-be arsonists had burned on all the gas cookers in the school's kitchen, and petrol had been splashed liberally around the premises.

In the centre of Belfast, a man carried a time-bomb more than 60 yards to comparative safety after it had been planted in a bakery shop in Castle Street. The bomb containing explosives was packed in a duffel bag left by a youth who told the eight employees: "It's a bomb. Get out."

When he had left, the male employee ran out with the bomb, which exploded harmlessly soon after he had dropped it in an adjacent street. Seiper kills man: A man believed to be a Protestant was shot dead in his home on Hightown Road on the outskirts of Belfast last night. He was standing in his kitchen and was killed by a single shot. Lorries dispute: Ulster road haulage was badly affected last night as militant lorry drivers carried out their threat to halt heavy transport in the province (our Belfast Correspondent writes).

The drivers, who are paid a basic £26 a week, are demanding £40 for a 40-hour week, and have already rejected the employers' offer of £38 a week more and an extra week's holiday after 10 years' service. As they tightened their grip on the industry, hopes faded that large consignments of refrigerated meat and butter as well as other food supplies, which have been stranded at Belfast and Larne docks since Monday, would be released.

About 99 per cent of the province's food goes through the two ports, and shortages are expected to hit the shops by the weekend if the strike is not settled. The drivers' action, which is unofficial, is being supported by dock workers at Belfast and Larne, which are completely blocked.

Prison investigation: The Government has ordered an investigation into the outbreak and circumstances of the recent violent disturbances at the Maze prison, Long Kesh (the Press Association reports). Mr Rees, Secretary of State for Northern Ireland, told MPs yesterday that the investigation would be carried out by Mr Stanley Clarke, the retiring Chief Inspector of Prisons at the Home Office.

He said a preliminary estimate suggested that the cost of repairing the damage done at the Maze prison would be about £1.5m, at Magilligan prison it was £200,000, and at Crumlin Road much less.

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Dublin rules out talks on beef export ban

By Hugh Clayton

The Government of the Republic of Ireland yesterday ruled out the possibility of ministerial talks about appeals by British farmers for a ban on cattle exports from Ireland. Official contact will not go beyond the formal protest note sent to the British Government on Tuesday by Mr Mark Clinton, the Irish Minister for Agriculture and Fisheries.

Members of the Irish Farmers' Association threatened to withhold cattle from the British market next spring, when demand is likely to be high, in retaliation for the blockade of ports by livestock producers in Wales.

Meat marketing in Northern Ireland was affected yesterday by an unofficial strike by haulage workers. A spokesman at the FMC slaughterhouse and meat packing factory at Newry, Co Down, said: "We have about 150 men off. Meat cannot be shipped. We are telling farmers not to send us any more cattle."

A call for restoration of a price guarantee for beef came yesterday from Mr Pym, Opposition spokesman on agriculture. He said at the annual meeting of the Country Landowners' Association in London that failure to guarantee would lead to a shortage and higher prices.

"I am still of the view that an immediate national review is necessary, with a cash injection," he said. "It is good news that the [European] Community is undertaking a general review, which I urged on the Government in the summer. The colossal rise in feedingstuff costs is the root cause of the trouble, and a fresh analysis of the position is needed for each commodity."

The entry of two candidates from the centre of the party, Mr Hughes and Mr Urwin, has dashed the hopes of many Labour MPs who wanted a united Labour group and achieved a notable success over left-wingers in the election for members of the liaison committee in March. Because he came top of the list of 23 candidates with 71 votes, he automatically became vice-chairman of the Parliamentary Labour Party.

Mr T. W. Ure, aged 62, MP for Houghton-le-Spring, who is chairman of the Northern group of Labour MPs and of the trade union group. A former full-time organizer of the Amalgamated Union of Building Trade Workers, Mr Ure was Minister of State for Local Government and Regional Planning in 1969-70 and Minister of State for Economic Affairs, 1968-69.

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It is expected that Mr Mikardo will come top of the first ballot, but with most of the total vote split between Mr Hughes and Mr Urwin. The first and second candidates.

In the last election for the chairmanship in March, the rules were changed. It was agreed for that election only that the winning candidate should be the man with the most votes. That meant that Mr Mikardo had a victory although there was a majority against him split between four other candidates.

The result was: Mr Mikardo, 99 votes; Mr Bottomley, 85; Mr Willey, 41; Mr Urwin, 27; and Mr William Hamilton, 20. The moderates and those on the

TUC asks Mr Jenkins to free pickets

By Our Labour Staff

The TUC has asked the Home Secretary to free Eric Tomlinson and Dennis Warren, leaders of the flying pickets during the building workers' strike in 1972 who lost their appeals against conviction and sentence for conspiracy earlier this week.

In a letter to Mr Jenkins last night Mr Len Murray, general secretary of the TUC, said:

"The TUC General Council is very disturbed both by the use of criminal conspiracy charges against pickets for the first time in recent years and by the severity of the sentences.

A conviction for criminal conspiracy can be punished by a maximum sentence of life imprisonment."

A telegram was also sent by Mr Jack Jones, general secretary of the Transport and General Workers' Union, which has large membership in the building industry.

Mr Tomlinson, aged 34, and Mr Warren, aged 36, were convicted last December at Shrewsbury Crown Court of conspiracy to intimidate workers on building sites. It was said that they led a flying column of 308 pickets. They were sentenced to two and three years' imprisonment respectively, but were allowed bail pending their appeals.

The use of conspiracy charges has been criticized both inside and outside the trade union movement.

The Building Workers' Charter, a militant group within the industry, is to hold meetings over the next few days to discuss protest actions throughout the country.

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29 years ago, provision was made for many of the problems industry faces today.

In 1945, two separate independent financial institutions were set up by the City of London to provide capital for industry.

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Since their formation 29 years ago, ICFC has advanced some £375 million and FCI a further £380 million. All in all, they have helped more than 3,000 different companies.

Last year, ICFC merged with FCI under a new banner: Finance For Industry (FFI).

Finance For Industry is a single financial institution in which the English Clearing Banks and the Scottish Banks are majority shareholders, with a 15% holding by the Bank of England.

Now, the combined strengths of ICFC and FCI can be brought to bear in support of almost any viable British company, of any size, in almost any industry.

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And short-term liquidity problems may be demanding increased attention at the expense of long-term development.

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We have advisers and consultants experienced in the particular needs of different industries.

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But we are here, primarily, to help. That often means simply listening, as well as advising.

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HOME NEWS

Mr Crosland suggests urgent action to find ways of providing low-cost housing

By Stewart Tindall and Malcolm Brown

The possibility of an emergency housing programme to produce homes cheaply and quickly was discussed yesterday by Mr Crosland, Secretary of State for the Environment. He announced a review of housebuilding methods to the National Housing and Town Planning Council in Brighton.

Officials at the Department of the Environment will be asked to examine alternatives to see if a short-term solution to the housing shortage can be found. Mr Crosland's speech was also intended to open debate on the use of such methods.

Mr Crosland said: "At present we take great care to ensure that our housing standards remain high. The total resources we have available for housing are inevitably limited. It follows that the higher the standard of each individual unit, the lower the total number of units we can produce and the longer we take to produce them."

"At the same time we widen the gap between the well-housed majority and the rest, between those lucky enough to own their own homes or rent a council house and those homeless or in inadequate accommodation."

For many people the only way to get on the first rung of the housing ladder lay in a large income or in waiting many years on a council list. He asked: "Would not people greatly prefer quicker, cheaper houses to the hopeless, endless wait for a bigger and more expensive house?"

Mr Crosland suggested that

temporary or prefabricated homes, homes with less floor space or a new start using decentralized systems were possibilities. Mobile homes could be used or low cost conversions or self-built houses.

He said: "I am aware that much of this raises acute practical difficulties and that many of these ideas have been raised and discarded. I have therefore asked my department to conduct an urgent review of the problem and the options open, if any such option exist."

He described his suggestions as a cry from the heart and added: "I find our present housing situation so painful and intolerable that I have now placed these ideas firmly on the agenda for public and individual discussion by experts."

As Mr Crosland was speaking in Brighton his department announced that there had been a further increase in the stockpiling of bricks. The provisional figure for September gave a stockpiling of 735 million bricks, compared with 679 million in August. Three hundred million of the bricks are held by the London Brick Company, which has announced a thousand redundancies because of the drop in house building.

The response within the building industry to Mr Crosland's suggestions was not very enthusiastic. It was recalled that the industry had already begun its major investment in system-building (using prefabricated parts) in the 1960s. That followed a government campaign aimed at building 100,000 system-built dwellings a

year by 1970.

The House Builders' Federation, which represents 4,500 builders, said there were already 30,000 to 40,000 unsold new homes in the country. System-building had produced difficulties because it needed large production volumes to be cheap.

Both the federation and the National House Builders' Registration Council, which sets standards for private sector housing, saw the solution to the housing problem in financial terms by way of cheaper mortgages.

A spokesman for the council said that if Mr Crosland's ideas meant a reduction in standards questions would be raised over insurance and mortgages. Lower standards might reduce the amount building societies would advance.

It might also mean that potential home owners' aspirations in terms of an investment and a rise in their standard of living would have to be reduced.

Many methods of building have been investigated for the Department of the Environment by its Building Research Establishment. Researchers found that industrial and system methods led to difficulties between manufacturers and architects.

The manufacturers wanted greater standardization while the architects wanted more variation.

The mobile home concept was developed in the United States. In one form, basic home is built in a factory and transported to a site. The other is simply a larger version of the caravan.

The high rate of accidents in construction in comparison with other industries has led to proposals for special measures to improve its safety record. Mr Bryan Harvey, Chief Inspector of Factories, said in his annual report for 1973, published yesterday.

He said the incidence of accidents in construction was worse than in any other industry for which he was responsible. There were 227 fatal accidents in 1973 for every 100,000 people employed on construction, compared with 43 for every 100,000 in factories.

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Bend... Bend..."

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In 1973 there were 549 fatal accidents recorded by the inspectorate, of which 230 were in the construction industry. That was an increase on 468 in 1972, of which 190 had been in the industry.

Construction work was often dangerous, and potentially lethal plant was often operated by men with insufficient training or experience. There was an apathetic attitude to safety by many managers and people in the industry.

Mr Harvey said there was evidence that fatality rates for contractors specializing in demolition and for construction engineering, such as steel erecting, were probably five times as bad as for the industry as a whole.

The new unit to monitor the construction industry will be a "diagnostic" unit in line with the inspectorate's policy of finding out the fundamental reasons for accidents. It will emphasize the need to coordinate policies to protect work people rather than to provide equipment such as machinery guards.

Mr Harvey emphasized the need for the inspectorate to have "sharp teeth" and to make its prosecution efforts more effective. In the previous three years the number of prosecutions had increased from about 1,200 a year to 1,782 last year. Scotland worse: Scotland has a worse record for industrial accidents than the United Kingdom as a whole, and the construction industry comes off worst of all. Mr C. D. Burgess, Superintendent Officer of Factories in Scotland, said in Glasgow yesterday (our Glasgow correspondent writes): "The proposed unit to monitor the construction industry because of its bad record would apply to Scotland."

Fatal accidents were five times higher in the construction industry than in factories. Mr Burgess said that industrial deaths in Scotland rose from 52 in 1972 to 86 last year while prosecutions against employers rose from 120 in 1972 to 136 last year.

Annual Report of HM Chief Inspector of Factories, 1973 (Command 5708, Stationery Office, £1).

Master mind-boggler comes to London to publicize a long-playing record with a song to twist forks by

Unpoetic Uri Geller has musical bent

By Philip Howard

Uri Geller, the master fork-bender, mind-boggler and self-publicist of current fashion, arrived in London yesterday. However, the cutlery of the Savoy Hotel, where he manifested himself, remained intact. Mr Geller's purpose was to publicize a long-playing record he has made, nor to malice moralists inhibits him.

Witnesses were signed with metal forks, as well as the record, to try for themselves. The atmosphere of a revivalist meeting was accentuated by two professors of London University, who rose to give testimony to the genuineness of Mr Geller.

Professor John Harter, Professor of Physics at Birkbeck College, said: "Scientists should not do this sort of thing, but it is time to stand up and be counted. I do not know what causes the phenomenon, but I believe in what Mr Geller does. Science will discover how he softens metal, though science may be changed in the process."

Professor John Taylor, Professor of Mathematics at King's College, said: "There are many gaps in science that we do not understand yet. The Geller phenomenon is very important because it will tell us new things about matter, radiation and human beings."

He described an experiment in which a ginger course had registered radiation coming from Mr Geller 500 times greater than his background and so great that he should have been evacuated.

Hardened and shameless sceptics queued sheepishly for their knives and forks for lunch, murmuring "Lord, I do not believe help thou my unbelief!"



Uri Geller: "Inspired feeling"

On the cover of the record Mr Geller and his company, Polydor, importantly claim responsibility for any experiments with the record and their consequences. He explained that is to protect him from the sort of action for breaking his clockwork forks which he is pestered since he took up the trade of twisting metal.

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HOME NEWS

'Only fraction of acts of discrimination dealt with by law'

By Peter Evans

Home Affairs Correspondent

Only an insignificant fraction of acts of discrimination are dealt with by the law, says a report on racial discrimination, published today by Political and Economic Planning (PEP).

It says that in the field of unskilled jobs alone, the findings of its survey imply that there are tens of thousands of acts of discrimination in a year,

compared with the 150 cases relating to recruitment to all types of job dealt with by the Race Relations Board.

The PEP findings will undoubtedly provide ammunition for those in favour of a change in the Race Relations Act. During the election campaign, Mr Jenkins, Home Secretary, said that an early Race Relations Act strengthening that of 1968 would be necessary.

A comparison of PEP's results with those of its 1967 report suggests that, while discrimination remains substantial, it has decreased since the period immediately before the 1968 Race Relations Act, which made it unlawful.

The report describes a survey which discovered that an Asian or West Indian trying to find an unskilled job will meet racial discrimination in nearly half of the applications that he makes.

To make its assessment, PEP sent Asian, West Indian and white British men to apply for jobs and housing, and recorded what happened. They also made written applications for white-collar jobs in the names of persons from different racial groups.

Discrimination occurred in 46 per cent of cases against applicants for unskilled jobs and in 30 per cent of cases against applicants for white-collar jobs; the level for skilled manual jobs was 20 per cent.

Applicants for rented accommodation faced discrimination in 20 per cent of cases, and estate agents discriminated against house-buyers in 17 per cent of cases.

PEP says those figures must be regarded as minimum estimates, as the testing methods cannot allow for possible discrimination at later stages of the application process.

Because the testing methods are most effective in the case of unskilled jobs, it is not surprising that they show the highest level of discrimination.

The tests show that there is little, if any, difference between the levels of discrimination against people of Pakistani, Indian and West Indian origin.

By contrast, discrimination against Italians and Greeks is comparatively low. In the telephone tests, discrimination against Greeks was 11 per cent, or about two-fifths of the level for Asians and West Indians.

In the correspondence tests, discrimination against Italians

Decline in UK population 'should be encouraged'

By Diana Geddes

Mr Ronald Dick, director of Population CountDown, called on the Government yesterday to encourage a slowly declining population in Britain in order to achieve a figure more in keeping with the country's needs and resources.

The last Labour government had welcomed Britain's recent declining birth rate "in so far as it represented an approach towards a stable population," Mr Dick said. The new government must find the courage to go further and state publicly that stabilization at the present level was too high.

Notwithstanding the hysterical response in some quarters to the lowered birth rates, Britain's total population was not on the decline, Mr Dick said. It had been increasing by an average of 250,000 every year for the past decade.

Population CountDown was launched last November by Mr Dick, a former deputy director of Shelter, as a campaign to educate the British public on the facts of worldwide population growth and to raise funds for family planning programmes throughout the world.

Birth control facilities in Britain needed to be expanded and publicized, Mr Dick said

was 10 per cent, or a third of the level for Asians and West Indians.

The report concludes that discrimination arises mainly from a difference in race rather than from foreign origin, and is largely the result of colour prejudice.

Within white-collar jobs, there is some evidence that women from the minority groups face less discrimination than men when applying for the limited range of jobs that women have traditionally done.

Mr David J. Smith, with Mr Neil McIntosh, joint author of the report, told me: "The findings of our research show that the Race Relations Board within the existing legal framework work and with the resources it has, has succeeded in tackling only a fraction of the problem that exists."

He found disturbing the assumption that PEP had a vested interest in recommending certain types of changes in the law put forward by the board. "There ought to be a serious debate on a much wider basis about what the possibilities are for tackling discrimination and what their effectiveness might be," he added.

There were at least three possible courses. One was to increase the board's resources.

A second was to change the legal framework within which the board worked.

A third possibility was to change the general approach to tackling discrimination, by seeking to influence the behaviour of institutions. In the United States, that had been done by incorporating certain antidiscrimination conditions when government contracts were awarded. That practice was later extended to other firms, which did not necessarily have government contracts.

He quoted the American example of declarations by firms of their intent to provide equal opportunity for all groups and the obtaining of information about people of different minorities employed throughout the firm and how that reflected the availability of labour and of certain jobs.

Turbans dispute: A race relations committee would face dangers if it tried to intervene in the dispute at Leeds concerning Sikh busmen wearing turbans, Lord Boyle of Handsworth, chairman of the Yorkshire and north-eastern conciliation committee of the Race Relations Board, said yesterday (The Press Association reports).

He said the committee had no power to do its own investigations without complaints. Busmen in Leeds went on strike for two days last weekend because they objected to two Sikh drivers wearing turbans.

The Extent of Racial Discrimination, by Neil McIntosh and David J. Smith (Research Publications Ltd, Victoria Hall, Finsbury Street, East Greenwich, London SE10, £1).

Report says all should have legal right to passport

By Our Home Affairs Correspondent

All citizens should have the legal right to passport, says a report published today by Justice, the British section of the International Commission of Jurists. A committee that produced the report recommends that the right should be given by the early enactment of a bill.

It states: "The issue, refusal and withdrawal of passports would thus cease to be a prerogative matter and one of unreviewable executive discretion. The categories of persons entitled by citizenship to a passport would be statutorily established."

The report says the issue and withdrawal of United Kingdom passports is wholly within the prerogative discretion of the Crown. That discretion is administered by the Passport Office on behalf of the Secretary of State for Foreign and Commonwealth Affairs.

Decisions on issue in respect of the children of dispersing spouses might have to be taken initially by the Passport Office,

Better deal proposed for surviving spousesBy John Young
Planning Reporter

A better deal for widows and widowers in getting a fair share of the family assets after the death of their spouses is proposed by the Law Commission in a report published yesterday.

The commission calls for a new approach to provide for surviving spouses and dependants for whom the deceased has not made adequate financial provision. Its proposals, which include a suggested draft Bill, are based on the principle that, as far as the surviving spouse is concerned, the court's powers to divide the assets should be greatly widened.

Instead of basing awards only on reasonable maintenance, courts should have powers as wide as their powers to award financial provision on divorce.

Whereas the courts can now make orders only for periodical payments or for payment of a lump sum, the commission proposes that they should be empowered to order the transfer or settlement of property from a deceased's estate as well.

The classes of dependants entitled to apply to the courts for maintenance from the estate should be extended, the report says, and should include any child of the deceased, whether married or unmarried, over or under 21, as well as other people who were in fact dependent on the deceased.

Of the 1972-73 total, 246,800 were in universities, 127,600 in colleges of education and 107,900 in further

Fears for future of the English landscape from encroachments of modern farmingBy John Young
Planning Reporter

Grave concern about the future appearance of the English countryside is expressed in a report published today by the Countryside Commission.

The consultants who produced it, Mr Richard Westmacott and Mr Tom Worthington, conclude that the changes which have occurred in the past few decades or which are likely to occur within the next 10 or 20 years are as extensive as those arising from the enclosure movement of the eighteenth century.

Enclosure gave the landscape a consistent quality which has come to be thought of as traditionally English, they observe. But that quality is threatened by the scale of operation of modern farming.

The report, which is based on detailed studies of seven small areas, found an acceler-

ating disappearance of traditional features such as small woodlands, hedgerows and hedgerow trees. They were said by farmers to impede new farming methods, to reduce efficiency, to waste land and to cause trouble because of the need to maintain them.

Even where farmers recognized the need to conserve important and interesting landscape or wildlife features, practical assistance and advice was often hard to find, the report says. Most farmers viewed the landscape differently from the rest of society and often thought they were creating a satisfactory landscape because it was efficient and functional.

"We were surprised to find most farmers felt that the regulation of the landscape should not be left entirely in their hands," the consultants state. Yet they were so pessimistic that a reasonable system of controls

could not be adopted.

In an accompanying discussion paper the commission points out that the speed of change may increase with the greater concern for self-sufficiency in food production.

This suggests a need for new and bolder initiatives by public authorities, working together with farmers and landowners but they are unlikely to succeed unless accompanied by a re-appraisal of attitudes.

Setting-up of legal service like NHS urged

By Our Legal Correspondent

A free national legal service on the lines of the National Health Service, provided by government funds, is being sought by the Young Liberals. In a pamphlet published yesterday they say that the failings of the existing legal system and of means-tested legal aid cannot be dealt with by piecemeal reform.

The commission recommends that where farmers incur appreciable costs in providing a landscape they should receive grants by or through local authorities. One method might be to adopt the practice of several other Community countries in attaching landscape conditions to agricultural grants.

New Agricultural Landscapes, by Richard Westmacott and Tom Worthington, Countryside Commission, 100 Gloucester Place, Cheltenham GL50 3RA, £3. Discussion paper free on application.

Leading article, page 17

The pamphlet criticizes the present system of legal aid which, it says, largely ignores those areas of great relevance to ordinary citizens.

The training of community lawyers, it continues, is directed towards the sort of consumer, housing, family and welfare difficulties they were most likely to meet in practice.

The Young Liberals have an uphill battle on their hands. Lord Elwyn-Jones, the Lord Chancellor, has recently made clear his opposition to proposals from other sources to a government-financed national commission to coordinate legal services for the poor.

Cash runs out for city dig

Lincoln Archaeological Trust

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WEST EUROPE

Russians ready to give ground on West Berlin provided Bonn supplies vast credits for Soviet economy

From Dan van der Vat
Moscow, Oct 30

The Soviet Government for the first time today showed distinct willingness to tone down its hard attitude on West Germany's links with West Berlin as the three-day meeting between Herr Schmidt, the Chancellor and Mr Brezhnev, the Soviet party leader, drew to a close.

The Russians indicated their acceptance in principle that electricity from a nuclear-power station to be built by the West Germans on Soviet territory will go direct to West Berlin across East Germany and from there to West Germany.

Their consent to this arrangement, insisted upon by Bonn, would be sensational if it were not merely provisional at this stage. The proviso is that the East Germans are to be consulted. Further, West Berlin is to be included in a trade agreement between the Soviet Union and West Germany, the text of which will be published tomorrow.

The agreement amounts to a supplement to the 10-year-made agreement between the two countries concluded in May, 1973, when Mr Brezhnev visited Bonn. The inclusion of West Berlin in the revised version has given the West Germans unalloyed pleasure.

In the 10-page communique issued at the end of the talks

this afternoon, two key paragraphs expressed guarded optimism that the two sides would eventually be able to agree in four other areas where West Berlin is an outstanding issue.

These are the unconfirmed agreement on scientific and technical cooperation, cultural exchanges and tourism as well as relations between the judicial systems of the two countries.

The West Germans have demanded that all these agreements must also cover West Berlin.

The Russians have not conceded the point, but at the end of three days of very hard talking they have not rejected it either. Thus the communiqué was able to say that the chance of success, or at least progress, existed.

Herr Schmidt, therefore, had good reason to feel pleased with the outcome of his first summit meeting with the Russians. When he spoke to correspondents in a beautiful but acoustically medieval hall in Kaliningrad, after his three days of bargaining, he appeared relaxed, content and full of energy.

The West Germans are not going overboard with enthusiasm about the potential supply of Soviet electricity directly to West Berlin because it is too early. But if it comes off and this seems a good deal more likely now than it did before, it will mean, as Herr

Schmidt pointed out, that West Berlin will be connected to the West European current grid for the first time since the war.

It will also mean that the city will have a source of energy with which the East Germans will be unable to interfere.

The plan has a long way to go before it is worked out, agreed and put into practice. But the essentials are that the West German would build one nuclear reactor at Kaliningrad in what used to be East Prussia, with the option for three more if both sides agree. In return the Russians will pump electricity into West Berlin.

Soviet willingness even to consider this shows, among other things, how keen Moscow is to get the advanced technology which would come with the reactors.

The scale of the economic help Moscow wants, preferably at unrealistic low interest rates in free market terms, is shown by three deals concluded by business officials of the two countries this week, coinciding with the summit which ended tonight but not part of it.

These are a DM 800m (£133m) credit to Russia for the purchase of 10,000 West German lorries, a DM 1,500m credit for Soviet purchases of gas pipeline, and agreement on a project whereby the West Germans will build a chemical plant in the Soviet Union.



Crown Prince Frederik of Denmark (right) and Prince Joachim watch from a balcony as their mother Queen Margrethe entertains guests at a party in honor of President Tito at the Fredensborg Palace, in Copenhagen.

Resistance theme in Tito visit

Copenhagen, Oct 30.—President Tito of Yugoslavia was reminded of his activities as a partisan leader in the Second World War during a tour here today of memorials to Resistance fighters.

The President, on the second day of a four-day state visit to Denmark, laid a wreath at

the memorial cemetery of the Resistance movement commemorating 4,551 Danes killed in the war. He was accompanied by Queen Margrethe and her consort, Prince Henrik.

Later, on a visit to the Resistance museum, President Tito was presented with a copy of an underground wartime newspaper, *The Free Danes*, which contained the first photograph of the Yugoslav leader ever published in Denmark.

The President will begin talks tomorrow with Mr Poul Hartling, the Danish Prime Minister. Their discussions are expected to cover European developments, the Middle East, energy problems and expansion of bilateral trade.

President Tito's tour this morning took him to the historic Kronborg Castle in Elsinor, the setting of Shakespeare's *Hamlet*, 30 miles north of Copenhagen. Tonight the President was giving a dinner for Queen Margrethe.

Tomorrow, before meeting Mr Hartling, President Tito will visit Roskilde Cathedral, traditional burial place of Danish monarchs, and attend a reception at Copenhagen's town hall. —Reuter.

Spanish Premier promises to maintain reforms

Madrid, Oct 30.—Señor Carlos Arias Navarro, the Spanish Prime Minister, indicated today he would not scrap all his promised reforms despite the loss of two liberal-minded Cabinet ministers.

He said he would press for laws to improve working conditions and give workers a bigger voice in the settlement of labour disputes.

The Prime Minister was speaking at a labour centre in Burgos after a Cabinet crisis in which Señor Pio Cabanillas Gallas, Minister of Information and Tourism, was dismissed and Señor Antonio Barrera Irimo, the Finance Minister, resigned.

The crisis had aroused speculation that Señor Arias would abandon his mildly liberal platform and move more to the right at the prodding of ultra-rightists.

"The Government will adopt or propose to Parliament adequate norms to attend to the just demands of workers," Señor Arias said.

There was need for job security, wage guarantees, better working hours and a more representative system for settling labour disputes. He added: "The political development we propose is the open and representative way."

The Government's efforts to deal with economic problems suffered a setback with the resignation of Señor Barrera, who formulated an austerity programme to reduce inflation and increase production only six days ago.

Informed sources said he resigned in protest against the dismissal of Señor Cabanillas, who had been singled out for attack by the ultra-rightists opposed to liberalization in Spain.

Señor Arias may yet be facing a Cabinet crisis, with reports that at least seven top officials, including the head of the Government's National Institute of Industry (INI), had walked out in protest over today's dismissal and resignation. —Reuter.

A fire destroyed a warehouse at British Leyland's Astur plant also in northern Spain, at the same hour—about 6 am—exactly three weeks ago. Both factories have recently had bitter labour disputes. Police suspected arson in the case of the Astur fire.

Renault's 12,400 workers in Valladolid and in the southern city of Seville endured a nine-day lockout ending last October 7 after a strike over their demand for a cut in hours.

There were several clashes between demonstrating workers and the police, and six persons were fined without trial under the terms of Spain's public order law. Another 16 were jailed pending trial on political charges. About a dozen others arrested in connexion with labour disturbances were subsequently released.

The Renault and Astur strikes were part of a nationwide wave of wage disputes in this country, where strikes are generally considered illegal, and they were prompted by inflation.

Depending on weather conditions providing the "window", the experiments will take place either towards the end of December or in mid-January. The aurora effects ought to be visible soon afterwards both in the Indian Ocean and the other magnetic extremities round Archangel in the northern hemisphere. —Reuter.

Attempt to cause artificial 'aurora borealis'

From Our Own Correspondent
Paris, Oct 30

A party of French scientists has just left Paris for the Kerguelen Islands, in the Indian Ocean, to make final preparations for a joint Franco-Soviet experiment designed to provoke an "aurora borealis" by artificial means.

The experiment will be carried out under the scientific cooperation programme begun in 1966 and designed to learn more about the atomic composition of the ionosphere with the help of advanced technology.

Energy particles will be produced by Soviet engineers from an electronic "gun" car-

ried by a French "Eridan" rocket launched from the Ker-guelen site. The French scientists come from the National Space Research Centre in Toulouse.

It is the electrons, as they follow the inductive currents in the higher atmosphere, which will produce the aurora effects.

Depending on weather conditions providing the "window", the experiments will take place either towards the end of December or in mid-January. The aurora effects ought to be visible soon afterwards both in the Indian Ocean and the other magnetic extremities round Archangel in the northern hemisphere. —Reuter.

How fake Bordeaux is taken for a ride

From Richard Wigg
Paris, Oct 30

M Pierre Bert, the Bordeaux wine dealer who shocked the local wine community by saying on Monday, at the wine scandal trial now going on in Bordeaux, that adulteration was a familiar practice, was questioned by the judge today on how lorry drivers agreed to make such journeys, which were circular and did not involve any discharging of the tankers' contents.

"What you call my cyn-

ism," the wine dealer went on when the judge expressed surprise at how lightly he took the court's examination of such practices, "is really my desire that things should be made clear".

The system of certificates of origin is intended to ensure that wines sold as being from top quality vineyards come only from the specified geographically restricted area; this is intended to prevent adulteration with low quality wines from elsewhere or mixing with inferior white wines.

That this happened is part of the prosecution case against M Bert and the 17 other defendants who face charges involving the doctoring and mislabelling of some three million bottles of wine.

"But what about the morality in all this?" the judge asked. There was no reply.

Mafia blamed for Italian wine racket

Rome, Oct 30.—The Italian police have arrested a senior

Finance Ministry official and a former head of customs in connexion with a Mafia-controlled trade in synthetic wine worth hundreds of thousands of pounds.

Pasquale d'Aragona, the 47-year-old Ministry official, and Luigi d'Agostino, aged 35, who was until recently head of customs in Portoferro on the island of Elba, are charged with issuing false documents in their official capacities, and pursuing private interests in their official capacities, offences which carry

maximum sentences of six and five years respectively.

According to Signor Elvio Salvatore, Under Secretary of Agriculture, there is no doubt that the trade was controlled by the Mafia.

"This is the only organization capable of providing a whole series of links between public officials and unscrupulous traffickers, national and international," he told reporters.

Investigations into the trafficking increased in March this year when a group of wine producers in the Alban hills sent an anonymous letter to the police complaining that the area had been

OVERSEAS

US predicts adequate world food supplies until turn of century

From Frank Vogl
United States Economics
Correspondent
Washington, Oct 30

\$1,000m (about £420m) for the food aid programme and the Department of Agriculture expected to make increased shipments of both wheat and rice.

According to the report, Mr Butt is likely to emphasize that world food problems can be overcome in the long term only through increased research and productivity. "While food aid will continue to be important in meeting emergency needs, no one believes that aid is the total and final answer," it says.

Due in part to severe droughts in the United States, world stocks of wheat and feed grains this year would be about 108 million tonnes, compared with the 1972 record level of 150 million tonnes. However, this was not a critical situation.

On the prospects for American agriculture, the report says that, even with an unfavourable planting season this year, farmers put in an acreage of some 35 million above the 1972-73 and this volume was expected to rise in 1975.

The department's economic research service had projected that with good prices and normal conditions, the potential exists to achieve a 50 per cent increase in feed grain production by 1985, a one-third increase in soya beans, a doubling of rice output and a one-fifth gain in wheat output.

The report emphasizes that these projections are based on economic potential and are short of the maximum that could be achieved through an all-out expansion effort.

Japan will act to prevent Rhodesia beating sanctions

By David Spanier

Japan is to tighten up its imports controls to prevent goods coming from Rhodesia evading the United Nations sanctions, Mr Toshiro Kimura, the Japanese Foreign Minister, said yesterday.

Asked if he would be discussing the matter on his tour of African countries—he left London for Ghana last night—Mr Kimura replied with a smile that he even expected to "dream about it".

Salisbury, Oct 30.—Rhodesian security forces have killed 13 African guerrillas in the north-western district since October 18, the Government announced today.

Their deaths bring to 438 the number of insurgents killed since December, 1972.

The commander of the Rhodesian Army, Lieutenant-General G. P. Walls, yesterday said the country had never been in a more serious position.

Mr Kimura assured Mr Callaghan, the Foreign Secretary, when they met yesterday, that the Japanese Government is strictly observing the ban. So far as chrome is concerned, in addition to the newly introduced certificates of origin on imports, a new "bill of entry" is under consideration by the Ministry of International Trade and Industry.

Addressing a Territorial Army parade, he said the public had in the past tended to take for granted the role played by the reserve forces. "We are facing a difficult situation," he added.

"We have never been in a more serious situation." —Reuter.

Leading article page 17

Romania introduces new system of pay incentives

Bucharest, Oct 30.—A new law including bonuses and incentives to encourage people to work hard towards attainment of ambitious economic goals has been passed by the Romanian National Assembly.

The law is designed to increase productivity and the efficiency of workers and help Romania catch up with the industrialized nations by the late 1980s.

The scheme provides for a "social evaluation" of a man's work: certain industries will be favoured treatment according to their contribution to the growth of the national economy, with wages consequently higher.

Workers in the "B" category—or consumer goods industry—would earn less than those in category "A"—heavy industry.

Many Romanian blue-collar workers already now earn more than highly trained doctors and teachers.

The new system also provides for prize awards for extra production, saving of material and manpower, extra exports and for cutting down on production expenses.

The word "salary", allegedly reflecting the "old relations of production based on exploitation" is to be replaced by the term "reward for work" or "remuneration". The minimum wage for skilled workers will be raised from £1 a month to about £4. Official economic reports here put the average monthly wage at about £56. —AP.

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Chub

Young teenagers and the Pill

The Times Educational Supplement has carried out the first searching inquiry into birth-control in relation to the under-16s. —

The questions themselves are provocative. What advice do young girls need?—do they get it?—who should give it? What are the legal hazards—for the girl, the parent, the doctor? How do the Pill and legalised abortion affect modern attitudes? Should the laws be changed? What are the pressures of the permissive society?

The answers will appear in the TES in two parts, starting this week. The first part presents the picture as it appears to the young people themselves and those who come into contact with them. The second part presents the evidence—and the opinions of those whose job is to advise and help.

This two-part series is vital reading for all parents, teachers and doctors.

THE TIMES

Educational Supplement

Out this week—7p

Bangladesh presses Dr Kissinger for immediate food aid

From Michael Hornsby
Delhi, Oct 30

Dr Kissinger, the American Secretary of State, today assured Sheikh Mujibur Rahman, the Prime Minister of Bangladesh, that the United States would do what it could to help his country through its present food crisis and to meet its development needs.

Pursuing his exercise in subcontinental fence-mending, Dr Kissinger had two hours of talks with Sheikh Mujib after flying this morning to Dacca from Delhi where yesterday he completed two days of discussions with Indian leaders. He flies on to Islamabad, the capital of Pakistan, tomorrow.

In a joint communiqué issued in Dacca tonight, the United States said that it "would look forward to being an active participant" in the efforts of the Aid Bangladesh consortium (newly established by the World Bank) to contribute to the future development of Bangla-

ladesh. Urgent appeals for food aid greeted Dr Kissinger in Bangladesh, which is suffering an even more acute famine than India. But at a press conference here before his departure for Dacca, Dr Kissinger indicated that a "final judgment" on food supplies would have to await his return to Washington.

Earlier, authoritative Indian sources had claimed that Dr Kissinger had promised Mrs Gandhi that America would

supply India with upwards of one million tonnes of food grains over the next year. American officials, however, were unable to confirm that such a specific pledge had been made.

Both sides seem well pleased with Dr Kissinger's visit to Delhi. Particular importance is attached by American officials to Dr Kissinger's formal acceptance in his speech to the Indian Council of World Affairs of India's policy of non-alignment, putting an end to 25 years of American suspicion of neutral countries.

Some surprise was occasioned by the decision of Mrs Gandhi to keep the Prime Minister to keep a previous engagement in Kashmir, touring forward Indian troop positions, which meant that she was out of Delhi from the second day of Dr Kissinger's visit.

But American sources played down any suggestion that a snub had been intended, and Dr Kissinger spoke warmly this morning of his "frank and cordial" talks with the Indian Prime Minister, and said that "a new page" had been turned in Indo-American relations.

Dr Kissinger went out of his way to flatter Indian national pride, describing it as a "major power in the world" in what was seen as an attempt to answer the complaint voiced by Mrs Gandhi on the eve of his arrival that America considered India to be only "marginal to its global strategy".

Danger of war very real to Israelis

From Eric Marsden
Jerusalem, Oct 30

The results of the Arab leaders' meeting at Rabat "bode no good for Israel", Mr Rabin, the prime minister, told the Knesset today. He deferred a debate, saying that the Rabat decisions required study and might call for "significant conclusions regarding our policy".

He recalled that the Knesset had already endorsed the Government's policy not to negotiate with terrorist organizations whose aim was Israel's destruction. This had been reaffirmed this week by Knesset resolutions reacting to United Nations recognition of "the murderous organizations".

Dr Kissinger, the United States Secretary of State, would be visiting the Middle East in a few days' time. In view of this Mr Rabin postponed the political debate, which had been scheduled for

today, until next week, when the Government will have full information on the Rabat conference.

This announcement did not prevent several speakers in the basically domestic debate from denouncing the Rabat decision to back the Palestine Liberation Organization's claim to the West Bank and warning that this had renewed the threat of war.

In the Knesset lobbies, talk of the implications of Rabat overshadowed the debate. Mr Kenneth Keating, the American Ambassador, who was present to hear Mr Rabin's statement, had earlier asked to see Mr Allon, the Foreign Minister, arousing speculation that this concerned Dr Kissinger's visit planned for next week. A decision is expected on the Secretary of State's plans before the weekend.

As Mr Rabin's brief statement hinted, the impact of the Rabat decision to back the PLO is likely to have a shattering effect on Israel's policy towards peace negotiations. The stage-by-stage approach which has been supported by the United States no longer seems feasible, if Arab unity holds, though some officials here believe a further agreement with Egypt might be possible.

To most Israelis, the danger of war has again become very real now that Israel is apparently faced with the straight choice of either surrendering to Arab demands for a full withdrawal or fighting once again.

Israel's armed forces are, meanwhile, continuing their week-long exercises in the Golan Heights and the Jordan Valley. The exercises started at the weekend on the eve of the Rabat meeting and both areas have been closed to the public and press.

Kennedy death crash payment explained

Wilkes-Barre, Pennsylvania, Oct 30.—The parents of Mary Joe Kopechne received \$140,923 (about £61,000) from Senator Edward Kennedy's car insurance after her death in the Chappaquiddick crash of 1969. Mr Joseph Flanagan, the Kopechne's lawyer, said today.

He added that the settlement was strictly with the insurance carrier, the General Accident group of Philadelphia, and Senator Kennedy made no payment out of his own pocket to the Kopechnes. The insurance settlement was the total they received either directly or indirectly from the senator.

Mr Flanagan, in a telephone interview with the Kopechnes decided to release the insurance figure to end speculation about the amount of the settlement following Miss Kopechne's death. Some reports published in connexion with the fifth anniversary of her death had placed the payment as high as \$500,000.

The lawyer explained that the insurance payment was based on an actuarial estimate of Miss Kopechne's lifetime earning potential and did not include any allowance for pain and suffering which may have undergone before her death.

Miss Kopechne's mother, Mrs Gwen Kopechne, said in Swindon, Pennsylvania, that she had no comment on the insurance payment. Miss Kopechne's father was not available for comment.—AP.

Campaign report: Women's Lib candidate's trendy, liberal causes fail to attract rural voters

Oregon Republican flirts with isolationism

From Fred Emery
Portland, Oregon, Oct 30

The conventional West, of cattle ranchers, farmers and foresters, looks as it is standing firm here for a far from conventional Republican Senator. Robert Packwood, aged 42, has just spent two days flying in and out of the small towns of the high plateau country in rent on securing the rural vote.

Oregon is a progressive state. It seems to like its elections close and its politicians distinctive, standing out from the herd. Both are again offered, with the Senate seat something of a "marginal" in British terms.

An historic replay had been anticipated this year between the senator and Mr Wayne Morse, the man he unseated in 1966 with the old nod's sudden death after the primary.

In Mrs Betty Roberts, the Democrat's new candidate, Mr Packwood faces a new type of challenger. She is, at 51, a full-blown radical, a thrice-married Women's Liberation supporter of formidable allure, and a powerful campaigner.

A few weeks ago the Senate contest was reported to be very close, with Mrs Roberts given the best chance of becoming the country's only woman senator. But Mr Packwood, campaigning energetically with his lively wife, George, feels he has opened a strong lead and is still gaining.

Up, going in towns like Ontario, La Grande and Baker, I heard Democrats and Republicans, men and women, express strong reserve over the Democrat both because she is an adventurous woman and because of her espousal of all

the far-out, trendy, liberal causes.

The concern is also about the effects of farm economies. Beef prices are virtually half what they were a year ago and seed prices doubled; there is a shortage of fertilizer, and the nation-wide slump in home-building has depressed lumber.

Mr Packwood, whose campaign I accompanied throughout this long day, was pursued from farm bureau to local newspapers, to cowboy-rust cattle auctions, to businessmen's lunches, with sharp, practical questions.

He has an eloquent set of answers. Some of them startling from a man. The New York Times considers him a liberal.

He is also rare among this year's Republicans in emphasizing his intercessions with President Ford on beef prices and fertilizer transport and being proud of them. Such invocation of Washington apparently helps to impress voters who are being told by Mrs Roberts the senator lacks political clout.

While acknowledging the Republicans' nation-wide woes, Mr Packwood feels that he has little backlash this year.

From the start of his term, he has lived up to the Oregon maverick spirit. He claims that he was the first senator to call for the impeachment of Mr Nixon. And even now, with the former President critically ill,

he freely insists that Mr Nixon ought to have been brought to trial.

While this sort of thing goes down well with Democrats and independents, Mr Packwood also has views which appeal to the cowhands and farmers.

Mr Packwood, a lawyer by training, is emphatically for capital punishment, reversing an earlier belief in rehabilitation which, he says, in the view of psychiatrists is impossible.

Failing execution, he wants absolute life-long imprisonment for recidivists, even for non-capital offenders.

He is emphatically against gun control, arguing that no controls whatever will deter criminals.

He is for an absolutely balanced budget as a cure for inflation, and he has his budget cuts lined up, one of which is a shock to Europeans. He proposes to save \$6,000m a year by simply ending the Nato commitment. Pull out all American forces from Europe and demobilize them, he says.

The troops, he tells his audiences, are not a deterrent for the Russians. Nato, in any case is falling apart, and since the European allies denied the United States use of Nato bases during the October Middle East war, the whole matter is "futile".

It is a popular line, apparently. From Oregon Europe is very far away.

Back on his small aircraft, he insists that he is not an isolationist. He favours the United Nations, the World Bank and the like. He has clearly thought the matter out and admits that his views are born out of frustration with America's allies.

He does not want instant nuclear war in the event of a Russian attack. So he says that it is up to the Europeans to defend themselves from the Russians; they are powerful enough, he insists, to match the Russians' man for man and trench for trench if they are interested.

Mr Packwood is a man who hesitates neither to speak nor to change his mind. Assuming his reelection, this might well come to be the new prevailing wind from the West—shared with younger men across the party line.

Mr Magruder tells of Watergate cover-up

From Our Own Correspondent
Washington, Oct 30

Mr Jeb Stuart Magruder, former deputy director, President Nixon's reelection committee, gave damning evidence today in the trial of his former chief, Mr John Mitchell, and four others over the Watergate cover-up.

It was Mr Magruder who sent the burglars into the Democratic National Committee headquarters. He has pleaded guilty and is serving a prison sentence.

He told the court this morning that immediately after the burglars were arrested he offered to take all the blame. He made the offer to Mr Mitchell, who consulted the White House and returned with the decision that Mr Magruder should be tried separately.

Mr Mitchell and Mr H. R. Haldeman, another of the defendants, who was then Mr Nixon's chief of staff, had

been held after the burglary at which a "cover story" was devised. Among those who took part were Mr Mitchell and Mr Robert Mariano, another defendant and former Assistant Attorney General and assistant to Mr Mitchell.

He also said that he had briefed Mr Haldeman on all the details of the burglary immediately after it happened.

In his testimony yesterday Mr Magruder said that Mr Mitchell, besides approving the bugging of the Democrats' headquarters, also approved a plan to bug Senator George McGovern's hotel suite at the Democratic national convention in Miami. It transpired that Mr Mitchell himself was to occupy the same suite during the Republican convention, which followed the Democratic one in Miami.

Mr Magruder claimed that he was present at a brief meeting with Mr Mitchell and Mr Gordon Liddy in early June, 1972, during which the matter was discussed. Mr Liddy was in charge of the whole "security and espionage operation" and was later arrested, tried and sentenced for the Watergate burglary.

At the meeting, according to Mr Magruder, Mr Mitchell told them that, whatever happened, the bugs must be removed from the hotel suite before he occupied it himself.

Mr Magruder went on to testify that a series of meetings

British pilot dies in Kenya crash

Husband to pay \$2m alimony

Miami, Oct 30.—A radio and television station proprietor has been ordered by a court here to pay his former wife \$2,261,000 (£952,000) in what the judge described as the biggest alimony settlement awarded by an American court.

Mr George Storer, who is 74, said he would appeal.—Reuters.

Greeks at odds over role of television in election

From Our Correspondent
Athens, Oct 30

To most Israelis, the danger of war has again become very real now that Israel is apparently faced with the straight choice of either surrendering to Arab demands for a full withdrawal or fighting once again.

The caretaker Cabinet of Mr Constantine Karmanlis, which

awarded the main parties equal time on state radio and television, decided to bar political appearances on the armed forces television, one of the two channels operating in Greece.

The Opposition press accused

the Government of bowing to pressure from the military and said that the armed forces station was "a state within a state". One extreme right-wing daily described as intolerable the thought that Greek communist leaders would appear on the screen of armed forces television.

"The national scandal was averted at the last moment", Eleftherios Kosmos said today, applauding the announcement that armed forces television would not screen the party leaders.

President Thieu demotes senior generals

Saigon, Oct 30.—President Thieu of South Vietnam has relieved three senior generals of their commands and received the resignation of six Cabinet ministers on the grounds of corruption, abuse of power and failure to end the war.

The resignation of Mr Vuong Van Bac, the Foreign Minister, who has been hard at work trying to gain diplomatic support for the South Vietnamese Government, came as a hard blow for the President. Other ministers to resign from the Cabinet held the portfolios of Education, Social Welfare, Veterans, Affairs, Labour and Public Works.

The only corps commander to survive the purge, Lieut-

enant-General Ngo Quang Truong, is a highly regarded officer.

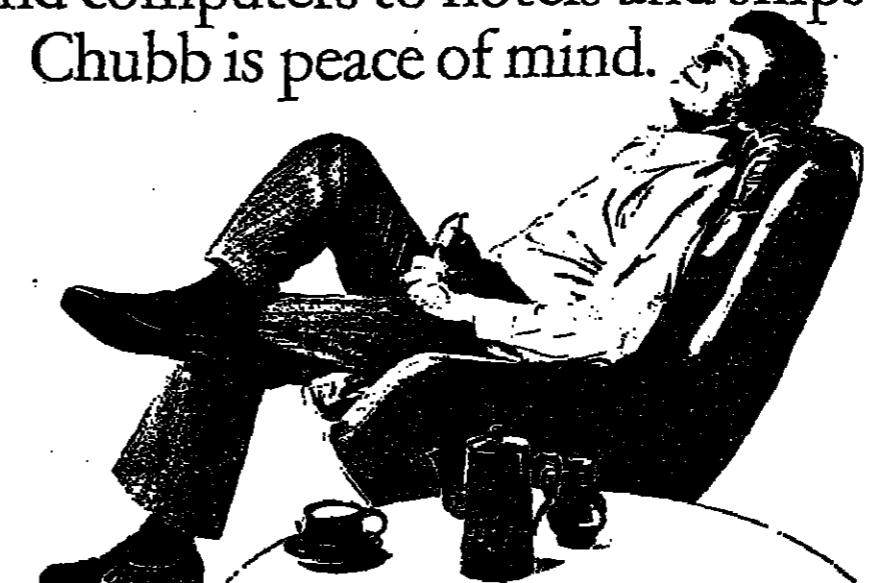
Critics have long accused the demoted commanders of corruption. In recent weeks, one has been accused of taking hundreds of thousands of dollars in salaries for non-existent soldiers.

The Government, fearing that demonstrations against it will get out of hand during Friday's Independence Day celebrations, has announced a series of measures aimed at isolating the centre of Saigon from the outskirts.—UPI, Reuter, Agence France-Presse.

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OVERSEAS

Chinese debate ways of confronting threat from Russia

From David Bonavia
Peking, Oct 30

Recent discussion of the Red Army's tactics in the final stages of the Chinese civil war is believed by many diplomats in Peking to conceal a debate about the best way to confront the Soviet Union militarily.

As usual in discussions of this kind, the arguments of the opposition can be discounted only from the denunciations, but the main lines of the debate seem to concern the relative merits of pitched battles and elusive, guerrilla type tactics.

Some foreign observers believe that there is also a debate about the usefulness of nuclear strategic weapons as against conventional arms, but this is harder to infer.

The essence of the discussion in the public media is to exalt the correctness of Chairman Mao Tse-tung's tactics in the Peking-Taipei campaign which were less adroit than the civil war in northern China in 1949. The Chairman, it is stated, argued successfully for big decisive battles, while the late Marshal Lin Piao is said to have hung back and overrated the enemy's strength.

A similar argument was produced two years ago about another civil war campaign, and it is not clear why it has taken so long for the party press to return to the charge.

At first sight the denunciation of Marshal Lin over this particular issue seems surprising. A salient point in Chairman Mao's military thinking is that decisive engagements should be avoided unless there is certainty of success. This has actually been brought up recently with reference to the internal political situation.

But the concept of global "people's war", in which the poor nations of the world would gradually surround and overwhelm the rich ones, is inseparably associated with Marshal Lin's name. He expounded it in a speech in 1965, even though he gave credit for it to the Chairman.

320 villages are inundated by Yugoslav floods

Belgrade, Oct 30.—Waters from rain-swollen rivers have inundated 17,000 houses in some 320 villages in central and southern Yugoslavia, and the Danube is threatening new areas, according to the Belgrade newspaper *Poltika*.

The Danube, the report said, was rising steadily and had jumped its banks at several places, threatening the road between Belgrade and the Serbian town of Smederevo, 18 miles away.

Although the Sava river was reported to be generally on the ebb, a state of emergency was proclaimed along its banks in the Serbian Republic as new rains and snow threatened to raise its level again.

Yesterday's earth tremor in some parts of the Republic of Bosnia-Herzegovina badly damaged several dikes along the Sava river.—Reuter.

Whitlam appeal to hostile Aborigines in Canberra

From Our Correspondent
Melbourne, Oct 30

There were angry scenes outside Parliament House at Canberra today when a group of hostile Aborigines tried to break in by force and police prevented them. The entrance doors to Parliament House were locked.

The Aborigines, who belong to the Organisation of Aboriginal Unity, included several women. They were protesting against the failure of the Department of Aboriginal Affairs to carry out Government policies, particularly an assurance that Government money would reach the people for whom it was intended.

About 40 Aborigines camped on the lawns opposite Parliament House overnight. They were joined by bus loads of blacks from Sydney and Melbourne today, when the protesters assembled on the steps of Parliament House and shouted abuse at MPs, including Senator Bonner of Queensland, who himself is an Aborigine.

He was taunted with cries of "Run, Nigger, run" and "Go back among the whites, Uncle Tom". Television cameras who tried to film and interview the demonstrators were jostled and punched while the crowd shouted for Mr Whitlam, the Prime Minister, to come out and face them.

At first he refused to do so on the ground that he was too busy; but as the situation became uglier and threatened to get out of hand, Mr Whitlam appeared and addressed the Aborigines.

Speaking avoid a running commentary of criticism, the Prime Minister appealed to the crowd to behave in a lawful and orderly manner. He asked them not to try to prevent Parliament from operating in a legal and democratic fashion.

He assured them the Government was endeavouring, despite difficulties, to bring about changes which would benefit all Australians, including the Aborigines.

When Mr Whitlam turned to go inside, there was an outburst of boozing and jeering.

More trouble is expected on the lawns of Parliament House from the demonstrators tomorrow.

Mr Tanaka declines to speculate on his future

From Our Correspondent
Wellington, Oct 30

Japan's Prime Minister, Mr Tanaka, declined to be drawn at a press conference today on speculation about his political future. He felt it inappropriate to comment on the Japanese political scene while he was outside the country, he said.

Reports from Japan have referred to rival factions within the ruling Liberal Democratic Party conspiring to unseat him and the possibility of his retirement after next month's visit to Tokyo of President Ford.

Mr Tanaka, who leaves for Australia tomorrow, had spent the earlier part of the day in discussion with Mr Wallace Rowling, the New Zealand Prime Minister.

The Japanese leader was unable to promise the immediate resumption of the beef market to New Zealand suppliers.

Reuter.

though he spoke encouragingly of long range prospects for dairy products. Mr Rowling predicted that New Zealand would be back on the Japanese beef market next year.

Wellington, Oct 30.—When Mr Tanaka arrives in Australia tomorrow for a six-day visit he will be given one of the strictest police defensive nets ever seen in the country. This is in response to a request from the Japanese Embassy which fears an attack by Japanese "Red Army" guerrillas.

Mr Whitlam's Labour Government, buffeted by increasing economic woes due to unchecked inflation, rising unemployment and a sharp business downturn, will be seeking an increased long-term and assured market for its primary products—minerals, beef and wool—with Japan, now Australia's biggest trading partner.

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Shopping around

Sheila Black

Many people still think of electric food mixers as mainly useful for making cakes. That is, of course, how they started before the many varied attachments gave them versatility and they became all-purpose kitchen helpers.

My own objection to the fully equipped mixer has always been the work involved in setting up the various bits and pieces, washing them up and then finding the space to store them all. A liquidizer and a hand-held small mixer has always been enough for me. Slicing and shredding have always been done with a mandolin and a plastic shredder which are easily rinsed under the tap. I recognize that, while my children were young, a mixer would have been really useful. But first, they were unknown; then I couldn't afford one—even when they were invented—by which time the rubbing of carrots through sieves to produce puree were over (it had been hard work making weaning foods for wartime babies when you could get so few of the ingredients they liked).

By the time I could afford a mixer I no longer wanted one. However, for the last couple of weeks, I have been living with the Magimix. This is a food mixer that really did get to me at last and persuade me to buy it because it is easy and good-looking to have around the kitchen. It takes up very little space. The base unit measures about 7 by 7½in. There is nothing else but the base—no added bowl because everything happens in the goblet atop the base.

Indeed Mr Teng Hsiao-ping, a Deputy Prime Minister, and a leading spokesman on foreign affairs, is reported to have told foreign visitors on the border are "not even enough to defend themselves." The Chinese would certainly not want this to be taken as an indication that they are thinking of attacking across the Amur or Ussuri rivers without a prior Soviet offensive. However it could be construed to mean that if the Russians start hostilities in that area they need not expect all the fighting to take place on Chinese soil.

The National People's Congress expected to be held next month or in December (this was again confirmed by a Chinese official yesterday) will probably appoint a new Defence Minister and chief of staff. The posts have been unfilled since the alleged attempt at a coup by the Lin Piao faction in 1971.

Sir Seretse puts new men in his Cabinet

Belgrade, Oct 30.—Sir Seretse Khama, who was sworn in yesterday as President of Botswana for the third time, today announced an extensive reshuffle of his cabinet.

Newcomers to ministerial rank are Mr Petter Musi, until recently the Commissioner of Labour, who becomes Assistant Minister of Finance and Development. Mr I. Seretse, appointed Assistant Minister of Local Government and Lands, and Mr A. M. Mogwe, named as Minister of State for External Affairs.

Two ministers leave the Cabinet—Mr E. M. Kabgo, the Minister of Information and Broadcasting, who is replaced by Mr Daniel Kvelagobe, and Mr Benjamin Thembu, whose Education portfolio is given to Mr K. P. Morake.—Reuter.

Whitlam appeal to hostile Aborigines in Canberra

From Our Correspondent
Melbourne, Oct 30

There were angry scenes outside Parliament House at Canberra today when a group of hostile Aborigines tried to break in by force and police prevented them. The entrance doors to Parliament House were locked.

The Aborigines, who belong to the Organisation of Aboriginal Unity, included several women. They were protesting against the failure of the Department of Aboriginal Affairs to carry out Government policies, particularly an assurance that Government money would reach the people for whom it was intended.

About 40 Aborigines camped on the lawns opposite Parliament House overnight. They were joined by bus loads of blacks from Sydney and Melbourne today, when the protesters assembled on the steps of Parliament House and shouted abuse at MPs, including Senator Bonner of Queensland, who himself is an Aborigine.

He was taunted with cries of "Run, Nigger, run" and "Go back among the whites, Uncle Tom". Television cameras who tried to film and interview the demonstrators were jostled and punched while the crowd shouted for Mr Whitlam, the Prime Minister, to come out and face them.

At first he refused to do so on the ground that he was too busy; but as the situation became uglier and threatened to get out of hand, Mr Whitlam appeared and addressed the Aborigines.

Speaking avoid a running commentary of criticism, the Prime Minister appealed to the crowd to behave in a lawful and orderly manner. He asked them not to try to prevent Parliament from operating in a legal and democratic fashion.

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Reuter.

<p

SPORT

Boxing

Double your money or I quit, Ali tells promoters

From Neil Allien
Boxing Correspondent

Kinshasa, Oct 30.

We of little faith who ignored the strength of Allah. Even Mrs Rehma Muhammad Ali, a devout Black Muslim, admitted to me that she never thought her husband would win back the world heavyweight title he had lost—by a knockout of George Foreman in the eighth round.

Standing cool and tall in her long, white gown in the midst of Ali's besieged dressing-room, she said it was only a question of time when a knockout for him—but not a knockout.

He finished with that last right hand rended many people of his first knockout of Liston so long ago.

We are the children of Allah and he is the strength to my husband once again."

Of course, she would like the 32-year-old champion to retire. But she smiled a little wryly at her decision to leave the ring.

Minutes later, enthroned in a chair placed on a massage table, Ali told us: "I want to laud the boxing world for probably another six months and leave my mark as a champion in Ring magazine and let all the boxer scholars and critics look at it. If Elijah Muhammad permits me, I want to go right into the Muslim minaret to teach and preach."

"For Frazier, I have given me a harder fight than George Foreman. Frazier is harder to hit, more relentless, more dangerous in close. This man wasn't dangerous in close. They got to get me in close. They got to get me in close."

Ali, 32, trainer Ali's chief

trainer, reminded me: "I said

man would stop him between rounds nine and 11 so it came a

little early. We knew he had to

get inside those big swings of

Foreman's. If you stay outside,

you're cornered but you're not

cornered. He looked taller and you

know, he actually looked younger.

He was stronger, he was faster

on the ropes and he didn't need

to run or dance."

There was, in fact, little dancing

by Ali because he learned, in that

opening round, that he could beat

the lethargic Foreman to the

punch and, apart from a worrying

start, he had a good round.

Then, when he had forehand

and then sprawling on hands and

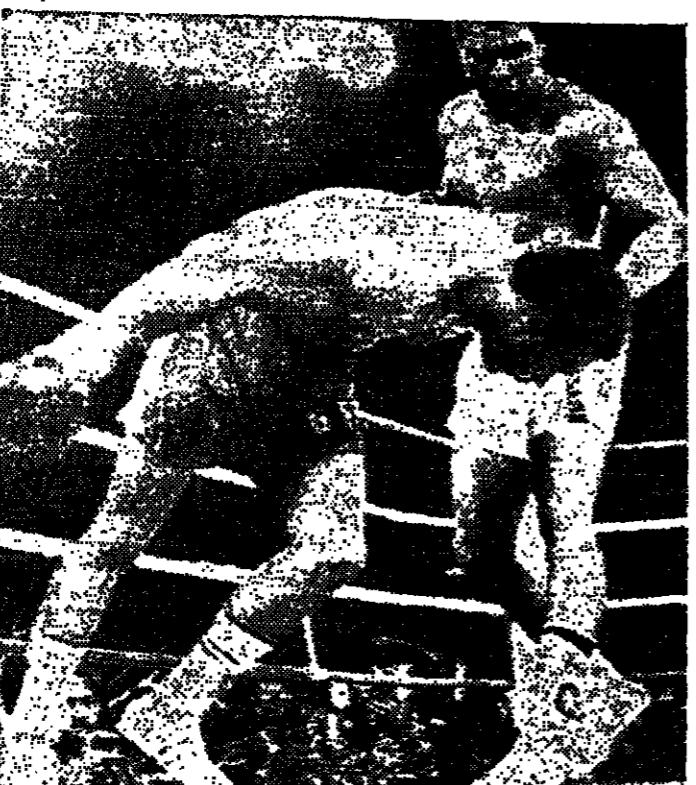
knees as the referee, Zack Clayton,

sprayed his arms wide.

Ali leaped in triumph and then

fell, pushed by a mob invading the

ring before he sat on his haunches while his helmeted troops raged over him. Helmets were beaten back the crowd with their batons and finally Ali was able to raise his hands to the night sky and urge 50,000 onlookers to cry "Ali, boom a ya" ... literally "All-ah-hum-hum." Foreman, his right eye swollen and blood trickling from his nose and mouth, sat hunched



A right hand punch sends Foreman down to the canvas and Muhammad Ali has once again made boxing history.

in his corner, a bemused, broken man.

Afterwards Foreman was asked why his hands had dropped after the first round, in which he had the upper hand, but, on his head, he met the master.

As early as the second round Foreman looked anxiously towards his corner for orders and Ali brought him back to the jaw from Ali. Trying, unconvincingly, to say that he had "controlled" the bout from the start, Foreman stumbled and stopped. Please just ask the standard questions," he pleaded. "You tell me all about it when I get home."

As usual, Frazier, Ali's chief trainer, reminded me: "I said my man would stop him between rounds nine and 11 so it came a little early. We knew he had to get inside those big swings of Foreman's. If you stay outside, you're cornered but you're not cornered. He looked taller and you know, he actually looked younger. He was stronger, he was faster on the ropes and he didn't need to run or dance."

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as Forman swung and missed. Ali firmly batted into the ropes, held him tight. "Show me some moves, you sirn't get nothing," he grunted as Foreman landed to the elbows, the arms and sometimes even below the belt. The greatest athlete ever seen in heavyweight boxing said later it reminded him of Sugar Ray Robinson foiling the

footwork of his first fight, the second ball of his first ball of his first over in West Indies last January but, after only four overs and a bit we were all on our way to the pub, to feast on the delicious shrimps for which the waters of these parts are renowned, and watch by direct transmission the world heavyweight boxing championship in Zaire.

To a cricketer the lesson of Kinsasa was not so much about

footwork as one had expected, but timing, which means as much to a boxer as a batsman. It reminded me of when I was at my first ever boxing match, in Liverpool, and after Ali had given Alec Bedser a few ideas for his next press conference. By the time the contest was over the pitch here was wet enough for the match proper to be abandoned. Instead, we had a game in earnest. Lloyd, Luckhurst and Edrich were given a knock against bowlers operating off short runs. Phillip Verco, whose bats had driven 600 men to watch him play, had the opportunity to take the cash, but there was no time for Zigmund Golebiowski to bowl. Golebiowski is the first cricketer of Polish extraction to play against MCC and, like a good boy, he did what was needed at the moment in all the cricket they can get, whenever it is.

John Stracey, Britain's European featherweight champion, is out of action for the rest of the year and, possibly, until the end of his career. After receiving a stich cut in his winning fight against Ernie Lopez at the Albert Hall on Tuesday.

Mr Smith was not in the least surprised by yesterday's defeat of George Foreman by Ali. He declared: "I have been saying for 18 months that Joe Bugner could expose Foreman, and I am only sorry that Joe was not the man who did it. Foreman has always fought before against men who walk straight to him and into punishment, and it was apparent that Muhammad Ali and Joe Bugner were the two with the personality and ability to do it. A match in London would be a great fight."

Bugner could have won in five, Smith says

Joe Bugner may box Muhammad Ali in London next year for the world heavyweight boxing championship, according to Andy Smith, Bugner's manager. Bugner beat the distance against Ali over 12 rounds in January, 1973.

Mr Smith said: "Joe is now the only one left in the world who could earn for Ali the sort of money which Ali wants if he is to continue his career. Joe is a 50 per cent better boxer than he was when he first fought Ali, and the only man likely to beat him. A match in London would be a

great fight."

Cricket

Another match that did not go as planned

From John Woodcock
Cricket Correspondent
Port Lincoln, South Australia, Oct 30.

Here, too, they get the weather forecast wrong. Rather than the lovely day which was predicted, with the temperature in the eighties, it rained soon enough and eventually hard enough for northbound cricket to be feasible in McC's opening match against the South Australian Country XI. In the end it became so rough that even the flight back to Adelaide was temporarily in doubt.

Arnold took a wicket with the second ball of his first ball (he had one with the first ball of his first over in West Indies last January) but, after only four overs and a bit we were all on our way to the pub, to feast on the delicious shrimps for which the waters of these parts are renowned, and watch by direct transmission the world heavyweight boxing championship in Zaire.

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great fight."

Hockey

Oxford's progress helped from overseas

By Sydney Frizkin
Oxford University 1 Maidenhead 0

Oxford University, assisted by an Australian, Canadian and a South African, made favourable progress in the British Hockey League at Ticehurst yesterday. Their victory over Maidenhead was the second in three matches, the remaining one having been drawn.

Oxford's four-man defence with Draper (from Durban United) as the sweeper were beaten by Hobkirk, a Canadian international from Toronto. He is a fine striker of the ball and has the rare gift of setting up attacks from behind in which capacity there was ample assistance in the middle from MacBride, who played for Australia in the Olympic Games in Tokyo in 1964.

In fact, the persistent link-up between attack and defence reacted more favourably for Oxford on a cold and rapidly darkening afternoon. The same support from the rear was imperceptible in Maidenhead's assault conspicuously led from the left by Abbot.

On the early enthusiasm earned them three early corners in 10 minutes, the third of which proved fruitful. The mechanics of this operation worked perfectly and Hobkirk found the mark with a shot beautifully struck along the third minute boundary which came to nothing.

But in the last five minutes before the interval Maidenhead

began to search assiduously for a chance to get an equal term and it came when an error in defence allowed Cook to break through. He flicked the ball to the right where Nicholas had only the goal to beat, but he slipped while taking the shot and the ball went astray.

After a short spell of Maidenhead ascendancy in the second half, during which Abbot twice made fruitless excursions on the saddle, failed to negotiate the big jump.

Easterley Murphy won the accumulated points with a shot from behind the goal line, while Cook nearly scored again. Barker's shot just missing the mark after a fine cross from the middle.

Late in the game Oxford nearly finished second and third respectively.

Rowing

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Kempston Park entries

By our Northern Correspondent
2.00 TUPARANARO is specially recommended. 2.00 Canberras. 2.30 Colours.

By our Newmarket Correspondent
2.00 Piccadilly Era. 2.30 Southern Era. 4.00 Canello.

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BOOKS/ONE

Never a moment's dullness

Poor, Dear Brendan
The Quest for Brendan Bracken
By Andrew Boyle
(Hutchinson, £5.25)

It is rare to doubt about an author on his title. "Poor, dear Brendan" was a natural emotional response by Sir Winston Churchill to hearing that Lord Bracken had died bravely. As the summing-up of a whole life it evokes the wrong picture of a remarkable, successful, ebullient, lovable, and fascinating self-made man. And Mr Boyle's subtitle, "The Quest for Brendan Bracken", does less than justice to his book. The truth is that Bracken's origins, upbringing, and early days had to be disentangled from the fantasies he created about them. But they were a small, and in some ways unimportant, part of the career of a man who was "a minor public phenomenon in his own right" by the age of 22 or 23, a forceful editor and publisher at 25, and an MP at 28. Nor is the subliminal connexion with Wolfe's early Republican Bracken's early extravaganzas and later reticences a psychological freak. There was nothing that needed to be hidden.

way, the dust-cover, showing Bracken as a zombie-like attendant behind Churchill is a travesty. Lord Bracken's career would have been different if he had never met Churchill. He would not have had his one moment of history. He would still have been a memorable man.

The book itself is masterly. Mr Boyle is the most accomplished biographer of our day. In Brendan Bracken he has a subject that ensures never a moment's dullness. Like Bracken's life the tale goes with a swing. Mr Boyle puts the record of Bracken's parentage, place of birth, boyhood in Ireland, and adolescence in Australia straight once for all. He gives many new details. Much of what he relates he has got at first hand. (Incidentally, it is shocking to hear of the unattractive side of himself to the public. He appeared domineering, abrasive, rude, flippancy, seeming to care little for things that mattered. In private he was considerate and generous. Mr Boyle truly says examples of his particular acts of kindness could be multiplied. Moreover, they were deliberately done. Bracken fought passionately to preserve beauti-



An equal mystery is why Bracken so consistently showed the unattractive side of himself to the public. He appeared domineering, abrasive, rude, flippancy, seeming to care little for things that mattered. In this last cause he was ready to defy anyone, including Churchill. The Prime Minister could rampage. Once Bracken had got the issue clear in his own mind, that was the end of the nonsense. "Leave it to me", he said. One

ful architecture. He had taken the finest English literature of the eighteenth century to his heart. He was uncompromising about liberty of thought and expression.

In this last cause he was

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to the emotions and view-

points of others from which he has excluded himself. It is the

apartheid of the mind and it

creates in Mehring a profound

isolation that affects all his rela-

tionships alike.

His character is a triumph of

perception. He is not without

feeling. On the contrary, he is

a deeply sensual man, but

because the sensuality is self-

gratifying rather than binding of

the thing which stimulates

it, it divorces him not only from

his wife, but also from his young

son; his left-wing activist

mistress, and from the land

itself—in both a physical and a

political sense. His husbandry is

inadequate in the face of fire

and flood, and though the land

is capable of recovering from its

own natural injuries, the extent

of them is a measure of

Mehring's impotence. He is its

servant rather than its master,

incapable of governing it, with

any precise control.

Out of the flood waters rises

the body of a black stranger,

found dead on the farm nearly

a year before and carelessly

buried by the police. Socked

and cuffed as it is, it repre-

sents the fatuity of the conser-

vationist's attempt to make the

land prosper in his own,

chosen manner.

Throughout this book, the

land, as it slips through its

seasonal changes, feeding or

endangering the species cling-

ing to it, emerges as a force

in its own right. Miss Gor-

diner has given an authentic

and indomitable beauty that is

wholly without sentiment.

It is not always an easy book

to read. I do not think it is

meant to be. Miss Gordiner is

among the most distinguished

African writers... Her

writing is a triumph of the

advantageousness of her

position, the subtlety of her

language, the clarity of her

thought, the depth of her

imagination, the richness of

her vocabulary, the variety of

her expression, the originality

of her ideas, the power of her

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BOOKS/TWO

Under pressure of war

Too Proud to Fight
Woodrow Wilson's Neutrality
By Patrick Devlin
(Oxford, £9.75)

Patrick Devlin is fascinated by President Woodrow Wilson, and this fine book, over 20 years in creation, is about Wilson's character under the pressure of war.

In May, 1915, the *Cunarder Louisiana* was torpedoed by a German U-boat and 124 American passengers were drowned. To the subsequent outcry in America, Wilson replied: "America must be a special example... There is such a thing as being too proud to fight." Two years later Wilson went before Congress to ask for war against Germany because she had resorted to unrestricted submarine warfare against neutral no less than belligerent merchantmen. Far from being "too proud to fight" the US would now fight for "the ultimate peace," a world "made safe for democracy... against selfish and autocratic power."

In the first part, roughly one-fifth of the book, Devlin relates Wilson's life and career from childhood until August, 1914, when the outbreak of the First World War found him well into his first term as president. Here is Wilson the professor who preferred lecturing to teaching, the politician (or better still, political office-holder) who enjoyed the language of exposition, the man who would dominate others—unless he failed, harboured "festered" grudges. The second part, over 550 pages, is designed to show Wilson's forced "descent from the high principle" of the Lusitania period into pressing for war in April, 1917. Devlin has posed the issue of

the American declaration of war as one revolving round an individual's psychology. (As in the Second World War many distinguished formal US belligerence from informal and unusual help to the British.) Yet Devlin's skilful narration of the many "interwoven influences" proves the psychological approach inadequate. The elegant summaries of the complex problems facing ministers and strategists in London and Berlin (unfortunately, other capitals are neglected) only emphasize the marginal importance of Wilson's character—a president notoriously, indeed proudly, ignorant of foreign affairs. He was not only disinterested but uninterested.

Devlin comes to the same conclusion. Having set and answered the question so precisely in the opening paragraphs ("Why then did she go to war?... because Wilson so decided"), she author formulates a more complex and therefore more problematic question. In the closing pages he describes the "phenomenal power of self-deception" which allowed Wilson to identify America and Humanity in 1917, but not in 1914—thereby justifying her late entry into the war. But even this plea in mitigation (as Devlin the Law Lord might term it) still works at the level of individual psychology. Still there are further steps to Wilson and his decision to pass through. The hour was bigger even than he knew. It was the hour when America came of age.

In this last analysis Wilson has become the unconscious spokesman of the sexual shift represented by the American declaration of war. Thus Wilson's early personal development becomes simply a matter of interest: significant but not determinant. Devlin proves

Michael Dunne

My dear headmaster...

The Life and Death of Rochester Sneath
By Humphrey Berkeley
(Danes Poynter, £2.50)

Immediately I was given this book to review I passed it to my friend Gervase Rochester Sneath, headmaster of Selhurst since his father's untimely death in the chicken pox epidemic of 1948. He has sent me this open letter to Humphrey Berkeley:

My dear Berkeley,
I was interested to receive your slim edition of my father's correspondence with other headmasters and public figures and grateful that he should, even belatedly, have received such recognition. I must however protest at your absurd claim to have invented not only the correspondence but also the school and my father while you were a Cambridge undergraduate!

The facts of course speak for themselves. The Headmaster of Stowe's considered and serious response to my father's enquiries about sex education; the Headmaster of Sherborne's promise to investigate his allegation of cap theft; the Headmaster of Malvern's recommendation of Selhurst as a suitable school for the second son of one of his parents are clear evidence—if such were needed—of my father's existence.

The suggestion that your two year rustication from Cambridge had something to do



with the discovery of this "hoax" is manifestly ridiculous but because of the pleasure the rest of your book has afforded me I am prepared to overlook it.

In view of your interest I wonder if you would be prepared to deliver the H. Rochester Sneath Memorial lecture this year? It is on the Eton and Selhurst match.

Yours sincerely,
G. Rochester Sneath

I have nothing to add to Gervase's letter except to say that it might have been more politic to use the Gunn portrait of his father, which of course hangs in Big School at Selhurst, rather than the caricature by Nicolas Bentley.

Tim Heald

Gallant freedom fighter

Garibaldi
By Jasper Ridley
(Constable, £7.50)

The Prince Consort didn't like him. When he heard that the young Queen of Naples was a good shot he remarked it was a "pity she didn't shoot Garibaldi". Queen Victoria didn't like him either. There was acclamation on both sides when he arrived in England in 1864, and Karl Marx, in his *Rheinische Zeitung* English, said he "had killed off von John Bull's embrace". But the Queen noted, when he left earlier than intended, "Garibaldi, thank God, is gone". Disraeli also was cool.

Tennyson, whom Garibaldi visited at Freshwater during the same triumphant progress of 1864, was more welcoming, but he too in a qualified sort of way, as became one who had written of a land "where Freedom slowly broadens down from precedent to precedent". "Slowly" was never a favourite adverb in Garibaldi's vocabulary. Tennyson indeed was responsible for a back-handed compliment which Mr. Ridley doesn't quote. Garibaldi had, he thought, "the divine stupidity of a hero".

Remarks like these all point the same way. Garibaldi was a good general, purposes general, fighter—anywhere, any time. He was the partisan-type, at his best in short, sharp actions surrounded by a gallant band. He had courage and a cloudy, un-pin-downable revolutionary fervour. But he had small grasp of politics. What a nuisance Cavour found him; how mystifying he was to a devout theorician like Mazzini. On the other hand Cunningham-Graham thought him a wonder, and wrote inaccurate stories of him long afterwards, stories designed to show off Garibaldi's heroism and generosity. No need for surprise here: Cunningham-Graham and Garibaldi were of a kind—instantly ready to gallop off in defence of a cause. For both the galloping off was the important thing: the cause was like the Grail—numinous

and not to be precisely formulated.

Mr. Ridley has written a huge book about him—637 pages of text, and nearly 100 of bibliography, references and index. The source of material is dauntingly plentiful. Garibaldi, for example, wrote his own memoirs, but these are unreliable—not because he was a deliberate falsifier but because of his human memory, looking back at so many 60 seconds worth of distance run and confused. Mr. Ridley's own story of Garibaldi's own story is as careful as it is convincing. He also sifts the mass of other evidence—biographies, newspaper articles, reminiscences of vast numbers of people more or less closely concerned. Here is Garibaldi at his best.

It makes a splendid story. Garibaldi cut a dash in the world. He was feted by Victor Emanuel in the Quirinal—he was not, after all, a king-maker? He loved and was loved by many women, some of them beautiful. He became a dictator with a private army of redshirts, with far more famous victories to his credit than ever Mussolini, 100 years on, managed to notch up with his private army of blackshirts. He travelled the world—London, Montevideo, New York. He travelled commercially too, to a lot of trouble and many deaths. But not even when he was old and rheumatically reduced to writing novels did he lose a sanguine certainty of well-being.

Does a living man emerge from Mr. Ridley's mass of fascinating detail? Only in the comparatively brief, quiet periods when Garibaldi is at home in that damp, do-it-yourself farmstead on Caprera writing love-letters to Speranza, or watching his daughters skipping. For the rest my impression by the end was of a simple chap being used. And he must surely have been more than that. Yet this remains an immensely rich and valuable book. Mr. Ridley carries a big task faithfully through.

Edward Candy

Books next week: On Monday Paul Theroux on a life of William Faulkner; on Thursday Michael Ratcliffe reviews a new life of Shaftesbury by Georgia Battiscombe; fiction is reviewed by Peter Timmswood.

David Williams

Appointments Vacant also on page 29

GENERAL VACANCIES

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The British Council Medical Information Service requires an assistant librarian for work in modern headquarters buildings near Trafalgar Square, London. The post will be concerned with the monthly publication "British Medicine", including cataloguing, classification, preparation of subject indexings of medical periodicals and subject indexing of medical periodicals.

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Required by the CENTRAL OFFICE OF INFORMATION in London to take charge of the distribution of films and television publicity material for the overseas exhibition of the British film industry.

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PARLIAMENT, October 30, 1974

Britain's presence has given EEC a nudge in direction of greater sense of realism

House of Commons

MR JAMES CALLAGHAN, Secretary of State for Foreign and Commonwealth Affairs (Cardiff, South East—Lab.), resuming the debate on the Queen's Speech, said it was generally agreed that other countries faced the same problems as Britain. It was no accident that the Queen's Speech referred to the need for the Government to give full support to international efforts to solve the worldwide problem of inflation and play a full part in international discussions on economic problems created by higher oil prices.

This reference emphasized a theme hammered home in nearly every election speech: the interdependence of nations, whether they moved towards prosperity or recession. The solution to Britain's problems would be easier if nations worked together in finding solutions which might not be possible to solve Britain's present problems unless there was some international agreement.

It was important in these present unprecedented difficulties that nations should not undertake domestic remedies without considering what effect these measures would have on other countries and the harm that they could cause. Deflation by one country to reduce pressure on its prices might cause serious unemployment in other parts of the world.

He had been encouraged in his recent talks with President Ford in Washington to find that he accepted this approach and recognized that even the mighty United States, with its great weight in the economic affairs of the world, could not go it alone.

Treading warily

The impact of the rise in commodity prices had occurred at the same time as the decoupling of the world monetary system from the Bretton Woods' agreement. The two things together had brought to an end economic arrangements which lasted for 25 years and gave the world, especially the industrialized western world, a quarter of a century of rapidly expanding prosperity. Today the world was trying to tread through seas that were literally uncharted.

We face (he said) problems that are entirely new for this generation. It is in this sense that our problems resemble those of the 1930s. We face a conjunction of rapid inflation and prospective unemployment.

We are advised to tread warily for in the past history shows us that rapid inflation and massive unemployment, whether they came together or separately, brought in their wake political extremism and violent conflict both within states and between states.

He emphasized the gravity of the problem but all was not gloom. There were hopeful signs. One line of defence against the Soviet Union and the United States still remained and was still being actively pursued by both of these great countries. Détente was not irreversible, but it was in the interests of neither great power to go back to the era of the cold war.

Basis of life

This atmosphere in itself between these two super powers (he went on) is helping us handle the world's economic problems and, between them, the mightiest countries do it. It is hoped that the attempts being made to grapple with these new problems are taking place in a number of international forums. The supply of both food and energy, the very basis of man's life on this planet, are coming under international scrutiny.

The Chancellor of the Exchequer had already put forward proposals for consideration in the monetary sphere and the Minister of Agriculture and Minister of Overseas Development would take part in the international conference on the supply of food to the world which would begin in Rome on November 5.

The President of France had made an interesting proposal for international discussion between the producers, consumers and the developing countries on oil supplies. It is difficult to consider this proposal constructively, although an agenda would have to be worked out carefully in advance.

Britain (he said) has a role to play in the world, but we require rather than conflict as a means to combat inflation and recession.

on our part a sense of realism about our capacity to influence world events. We are a medium size power, and not at present among the strongest.

Fund of experience

There is a large role for Britain to play; many people in many parts of the world are looking to us to do it. These sentiments have been expressed to me time and time again. Statesmen in other countries recognize the fund of experience and skill in international affairs which resides in Britain. It was in Britain's interest to promote peace and stability in the world. It meant that must trade with the world.

If we require a certificate of social responsibility (he continued) we shall find the market places become small. (Conservative

Britain must ensure the conduct in foreign affairs inspired confidence in Britain as morally and partner.

Britain should promote policies which took account of its wider responsibility in the promotion of social justice, human dignity and human rights. Problems Britain faced more than any other nation depended for her survival on international trade. It was Britain's interest to promote peace and stability in the world. It meant that must trade with the world.

If a dialogue was proceeding between East and West it had not yet started in southern Africa. The white minorities there must conform to the legitimate aspirations of the African majority. The apartheid policy of the government of South Africa was unacceptable.

We seek continuing dialogue (he continued) and agreements which have content and are not meaningless concussions of words designed to paper over differences.

Legitimate aspirations

Mr Gromyko had been invited to London for talks and the Prime Minister and he (Mr Callaghan) planned to visit Moscow before long. It would not be difficult to fill an agenda.

If a dialogue was proceeding between East and West it had not yet started in southern Africa. The white minorities there must conform to the legitimate aspirations of the African majority. The apartheid policy of the government of South Africa was unacceptable.

We have done nothing in the last few months (he said) to improve our agricultural position. On the economic front, whereas many nations have introduced measures to save energy and fuel, Britain has done relatively little.

It was a disgrace that the Government had done nothing and given no lead in this area. We need (the said) an incomes saving and import substitution policy such as we have never had.

Unless in a short period (he continued) we find an answer to the problems of excessive wage claims backed by strike action, there is no chance of fighting high rates of inflation and heavy unemployment.

They intended to weigh the mill-

ions of the world's major economies and their political difficulties in the failure to find a just and lasting settlement in the Middle East. They were about to witness the opening of a new era in negotiations for a just and lasting settlement, but he could not be too optimistic.

Dr Fawcett's tireless efforts deserved success, and he deserved all the support Britain and others could give him.

On Southern Rhodesia Mr Heath had asked him yesterday (the Queen's Speech) that the Government had moved away from the six principles. It did not. Mr Smith would have to move far and fast to catch up with the new realities of the situation.

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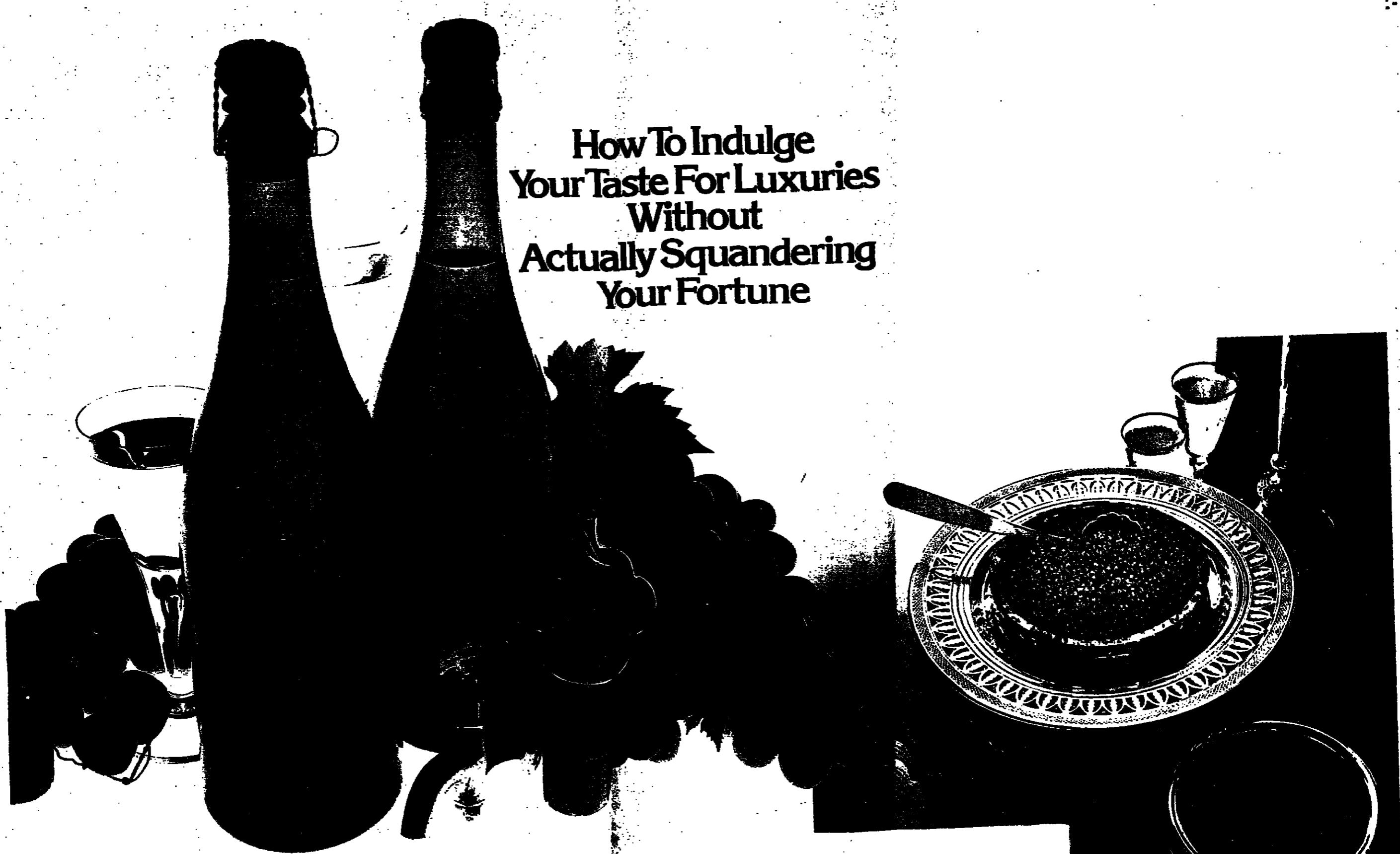
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Without
Actually Squandering
Your Fortune**



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a very large, cool cellar
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The spy in Russia's financial network

The Soviet Union publishes no figures about money supply in any of its definitions. However, given the nature of the system we can say that money (including bank credits) will be provided to cover planned transactions, including payments for materials, investments, the wages bill, and so on.

Control is exercised not over the supply of money as such, but over planned demand for resources, and over the levels of wages and prices. The state banking system plays an important role in the control mechanism, its role being that of financial policeman: it ensures that the rules are adhered to, that wage and price regulations are observed.

It can do this because all but the smallest transactions of management must be through the bank, which has the duty to ensure that goods are transferred at the official prices and that the enterprise's "wages fund" (the total wage and salary bill specified in the financial plan) is not exceeded.

Most enterprises obtain short-term credits from the bank to cover part of their current operating costs, and here again the bank can exercise control over its transactions, imposing a credit plan upon the enterprise's finances.

There are national wage and salary scales, with complex rules about bonuses which are decreed by the Government. The trade unions are under strict party control and do not make wage demands, though they participate in drafting job evaluation schedules. No trade union is known to have organized a strike in the past 45 years.

Despite the network of controls and the lack of trade union pressure, the anti-inflationary barriers do not always hold. In our present situation it is of more than theoretical interest to see what kind of weaknesses have emerged in the USSR, under conditions of relatively full employment of human and material resources.

Let us look first at prices. One phenomenon has already been referred to: the disguised price increase. Soviet experience as well as common sense shows that management's ability to evade price controls by this route varies greatly. Some items are clear, unambiguous and cannot be sold dearer without official authority: bread, milk and electricity are three examples. However, whenever the model or the quality can be altered, altered they will be if this helps to evade control.

In the Soviet context there are also motives other than profit for price evasion: management might be rewarded for increasing the gross value of output or of sales, or for raising labour productivity, and for these purposes too it "pays" to sell at higher prices. British wartime experience of price control is also worth studying, and leads to the same conclusion: that for many goods—cloth and clothing, for instance—price controls are highly complex and difficult to enforce.

Needless to say, if there is substantial excess of demand, or if the controlled price is far below the level at which supply and demand balances, a black market can and does develop.

Control over incomes also works only in patches. When the supply and demand position for labour warrants it, various devices can increase the relative pay of various categories of workers.

A manager who must hire or retain a given category of

Alec Nove
Concluded

"To state a blindingly obvious truth—obscure only to Londoners, Parisians and other metropolitans, people are still born, live, work, shop, eat and die in small towns."

Gavin Weightman on small town life

"Every day there is a constant stream of tourists through the station: 'I have just been robbed.' 'My car has been stolen.' 'My passport, traveller's cheques, and airline tickets are missing from my hotel'."

Maurice Punch: Amsterdam gone sour

"Above the main door on the facade of the theatre was a plain area 110 feet long and 20 inches high. He covered this area with a dayglow poster which he surrounded with coloured lights. The protests began to pour in."

Albert Hunt: Triumph of showbiz

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Hints that Spain may be on the road back to democracy

Intense political activity is now raging in Madrid for the first time since the Spanish Civil War, involving not only the government side but also the "opposition". All opposition is still clandestine, but it is there at last and the post-Franco era has clearly begun, even though the 81-year-old ailing dictator lives on in the Pardo Palace.

The new political groups are now in semi-secret contact. Both the right and the left-wing have found a common cause in their opposition to the regime. They are, of course, illegal organizations and the Spanish people are usually unaware of their activities, though they have spoken to foreign journalists.

In practice wage relativities are not and cannot be decreed from above—or rather actual relativities differ from those laid down in the state's decrees. The one more or less effective control is over the wages fund; that is, over the total wage and salary bill of the enterprise, but even this can sometimes be exceeded after appeal to higher authorities.

So stresses and strains exist, and the battle against inflation is nowhere easy. The evidence does suggest that the complex system of controls over income, production and prices, hampered by trade union demands, does combat inflation more effectively than can be the case in a typical Western economy. However, these controls tend to cause serious distortions and tensions. These are of several different kinds.

Theoretical economists who have never actually controlled a wage or a price tend to stress the misallocation of resources which must result from a wage and price freeze. True enough, as they say, failure to change relative incomes and prices when circumstances change is economically inefficient.

But possibly a more important source of inefficiency, in Soviet experience, is the bureaucratic nature of the controls themselves: for example, the Soviet system of administrative allocation (in effect materials rationing) certainly facilitates price control, since each transaction and customer is designated in the plan, thus limiting unauthorized and unplanned demand from enterprise management. Yet one notorious weakness of the Soviet system is the complex and clumsy materials allocation procedure, which often result in a failure to match output plans and inputs.

To these difficulties must be added the problems of enforcement already described, which will make it impossible to maintain for long a freeze that is fair and effective. Some prices, profits, incomes, will rise despite the controls, and this will bear relationship at all to the relative importance of the job or the product. Indeed, it is sometimes the case that the more important the commodity the tighter the control, so that higher profits and incomes can be earned in the less vital (and less "controllable") sectors of the economy, with a consequent diversion of effort away from what is most needed.

My own belief is that in any solution to our problems a temporary wage and price freeze will have to be part of the package. But we could learn from Soviet experience about the difficulties which must arise even when the state owns all industry and trade unions are emasculated, let alone in the very different situation in which we find ourselves.

Alec Nove
Concluded

In which direction are the police going? In 10 years' time it will be 1984. The kind of police we have then will depend very much upon the policies being created now.

Much for which the police are blamed has causes that lie beyond their control. If, for political reasons, there is a gap between government and people, the task of the police in maintaining public tranquillity is made more difficult. If children become violent and commit vandalism after being reared like battery hens in tall blocks of flats, and the crime rate goes up, people wonder why the police cannot prevent it, and instead many youths are stopped in the street for behaving suspiciously.

Home Secretaries defend the police against criticism. Without their dedication, society would fall apart. But in defending the police, there is a reluctance on the part of Home Secretaries to acknowledge that some of the criticism may be valid, not necessarily because of shortcomings on the part of the police, but because they have been put in an impossible position by the

failure of governments to take action that could relieve the pressure on them. It is not that the police are themselves blameless, but it is necessary to see what they are to blame for.

Governments have, in fact, taken advantage of the sense of duty of the British police service by not doing enough to reduce the points of stress. It is only because of the police that government ministers can mouth platitudes that they "will not be coerced". Maybe not. But when the Government stands firm in the politics of confrontation and the people protest, it is the police who act as a buffer. In this sense, the police are being used as the government's force. If the Government, as in the Macmillan era, is concerned with consensus, the task of the police is made easier. Consensus politics mean that the police can be regarded as truly "our" police. If Prime Ministers are abrasive, it is the police who suffer the abrasions.

The short-sighted failure of governments to take adequate steps towards the proper policing of London has left the Metropolitan Police, in particular, facing a grave manpower crisis. Not only is preventive

political parties. But for Señor Arias the "lesson of Portugal" is that the Lisbon regime of Professor Caetano fell essentially because it sought only to maintain the status quo after Salazar.

Dr Henry Kissinger, the United States Secretary of State, has four times in recent months "dropped in" on Madrid, illustrating the keen interest America is taking in the Iberian peninsula. He too expressed this view in his recent interview with James Roston.

Señor Arias is therefore taken issue with the veteran Falangist extremists entrenched in the regime, while encouraging conservative elements to begin organizing themselves politically as rapidly as possible—bracketing the communists with ETA as responsible for last month's Madrid cafe bomb hold-up, though the two organizations are longstanding enemies.

All the signs are that the police operation is designed to be long-term, aiming to keep any political activities under the control of the state security apparatus.

The ultra right are fighting back. On this week's anniversary of the Falangist movement they succeeded in ousting Señor Pio Cabanillas, the Minister of Information. Some people suspect that he was not loath to go, in order to enhance his liberal image for the post-Franco days.

While the "Tercio" group inside the Government—moderate right-wing carbuncles—push

Señor Arias to legalize some form of political parties as soon

as he can. All other emerging political groups frankly doubt whether he can succeed or produce anything worth participating in as an opening towards democracy.

The most striking agreement among democratic groups, conservatives', monarchists', christian democrats', social democrats' and socialists' leaders told

Salazar.

At a Bach concert to which I went not long ago with the great Robert Muller (author of *Strindberg and Spengler: Two Aspects of Romantic Optimism*), there was an anecdote about the programme-note for the Suite No 3 in D major (the one with the Air on the G String) which took our fancy no little. Mendelssohn, it seems, had played the Overture on the piano to Goethe, who responded by saying: "I see in my mind a scene of courtly ceremonial".

The problem, of course, is what I may call the mustard-and-ribs syndrome. It was Gilbert who said that "Tis ever thus with simple folk—an accepted wit has but to say 'Pass the mustard' and they roar their ribs out!" George the Third, who was not quite such a fool as he looked, expressed the same thought in famous conversation with Fanny Burney, on the subject of the Bard himself:

"Was he there ever?" cried he. "such stuff as great part of Shakespeare?" "What one man not say so—but what you?" "What?—Is there not sad stuff? What?—What?"

"Yes indeed, I think so, sir, though mixed with such excellencies."

"Oh!" cried he. "I know it is not to be said—but it's true. Only it's Shakespeare, and nobody dares abuse him."

Mustard-and-ribs, of course, reaches its nadir in the "catch-phrases" of comedians, who only have to say: "Right, monkey" or "Wake up at the back there" to have two-thirds of the audience carried out in convulsions. This particular practice, however, is not the product of radio and television; there is an astonishing passage in the First Quarto of *Hamlet*, generally considered corrupt (I don't think I have ever heard it in production) but surely canonical, which extends Hamlet's advice to the players thus: And then you have some again, that keep one suit Of jests, as a man is known by one Apparell, and Gentleman dons In their tables, before they come to the play, as thus: Cannot you stay till I eat my quarter's wages: and, my coat porrige? And, you owe me a quarter's wages: and, my coat porrige? And, your beer is sold and, blabbering with his wife, And thus, keeping in his cincture, pace of jests. When, God knows, the warm clown cannot make a jest Unless by chance, as the blind man catcheth a hare, Masters tell him of it."

My own most notable achievement in the art of stating the obvious with the air of having made an important discovery was fortunately made before an audience of foreigners, and has hitherto been a secret between them and me; still, enough years have now gone, by for me to be able to recount it without blushing. I was spending a holiday on Elba, and visited the little Napoleonic museum which was his house. When the guided tour got to the bedroom the custodian gestured at the bed and explained its extraordinarily small size by reminding us that, after all, the Emperor was only 157 centimetres tall. Honestly doing the conversion on my fingers behind my back I cried in astonishment: "Mais il était très petit!" The guide, who no doubt assumed that most people would already know that Napoleon was somewhat under average height, looked at me in silence for some time. "Oui," he said finally. It is just as well that Goethe's meeting with Napoleon took place long before Eckermann came on the scene, or I believe he would have gravely pointed out to the faithful scribe that the Emperor was decidedly on the small side, and Eckermann would have written it down as yet another example of his master's penetrating insight. Mendelssohn should have slammed the piano-lid on his fingers.

Peter Evans

This is an extract from *The Police Revolution* by Peter Evans, Home Affairs Correspondent of *The Times*, published on October 24 by Allen & Unwin, price £3.60.

And unfortunately, Eckermann not only failed to tell his

friends of history.

It is true that most of his more unbuttoned remarks were made to Eckermann, and there is no doubt that Eckermann brought out the worst in him, unlike Boswell with Johnson. Indeed, Eckermann must have been one of the great bores of history, fulfilling that essential qualification for the super-bore, the ability to make interesting men as boring as he was. Falstaff would have said if he had known Eckermann, he was not only tedious in himself, but the cause that tedium was in other men. Where Goethe was concerned, he had an almost unique ability to make the old boy announce in ringing tones that twice two made four:

In the end, all is good and all is well, whether classic or romantic, provided only that one uses the various forms skillfully and bravely enough to make them effective. Any man can make a fool of yourself in both and then again one is as ridiculous as the other.

Cheated

Ronald Butt, our regular Thursday columnist is ill.



Señor Carlos Arias Navarro: Complex role in Madrid politics.

Richard Wigg
To be concluded

A case of justice for the police

In which direction are the police going? In 10 years' time it will be 1984. The kind of police we have then will depend very much upon the policies being created now.

policing made more difficult, but the pressure on the police means that they cannot give the attention to all crime in the way they would like. Moreover the shortage of men increases pressure on individual policemen. It is when policemen are tired, overburdened, and cannot be given the supervision everyone would like, that any tendency on an individual's part to cut corners is increased. The police are extended beyond the call of duty, and it is this that this was remedied by the Government.

The first need today is to give the police proper political priority, not merely in the provision of sufficient pay to attract enough recruits of the right calibre, but in the introduction of measures that will reduce external pressures.

The police need to be consulted more when planning decisions are made, to help create crime-free estates and accident-free road systems. Somehow the tendency towards isolation and defensiveness has to be reduced.

The local police station, with its fund of knowledge, needs to be regarded more as a social agency nerve centre, and the prejudice of some welfare

workers against the police must be reduced. They have much to offer each other.

There are courses already in which policemen are taught simple facts about immigrants. These need to be extended.

At the Police College, Bramshill, and other training establishments, more attention ought to be given to the training necessary for the technological aspect of policing. In particular the full implications of the revolution facing the police ought to be studied. Policemen have a natural and healthy scepticism towards technology. If some of them do think of the cost of computers, this may be because the boot is just as important. Without a comfortable pair of boots, the policeman cannot happily pound the beat, and if he cannot pound the beat, he loses contact with the public. And if his feet are wet and he has corns, the contact he does have may well be painful.

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Cheated

Ronald Butt, our regular Thursday columnist is ill.

One day, my boy, all this won't be yours...

by-passed in favour of coffee with cream.

It is cheap—80p for a substantial two-course lunch plus coffee. The fish was fresh, not fried crisp enough for my taste, but adequate; the chips were not frozen, which was a relief. The carrots were hopelessly overcooked. The pudding was filling and sweet.

There is a jolly atmosphere. At the next table two Americans had fallen into conversation with an old woman and they were comparing notes on Woolworths across the Atlantic. The men and women trading trolley-loads of dirty dishes around chatted with customers.

Tomorrow: Peter Jones

PHS

Bernard Levin

Truisms turned into pearls of great wit

At a Bach concert to which I went not long ago with the great Robert Muller (author of *Strindberg and Spengler: Two Aspects of Romantic Optimism*), there was an anecdote about the programme-note for the Suite No 3 in D major (the one with the Air on the G String) which took our fancy no little. Mendelssohn, it seems, had played the Overture on the piano to Goethe, who responded by saying: "I see in my mind a scene of courtly ceremonial".

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THE BEEF CRISIS

Any farmer in the British Isles who depends much on the sale of cattle for his returns is taking a very hard knock. The market is heavily over-supplied. Prices for finished animals have tumbled in the course of the year, and in some places young cattle are virtually unsalable. Meanwhile all costs to the producer have risen. The oversupply is in part a consequence of official encouragement to raise more cattle; and, in Ireland at least, a consequence of exaggerated expectations about early prospects within the EEC implanted at a time when the Irish electorate were being won over to the side of membership.

This market depression has coincided with a bad fodder harvest and atrocious weather bringing the early onset of a winter, which also promises to be exceptionally severe—if the hibernating precautions taken by snails are anything to go by. So the cattle population is up, the market is down, the slaughter-houses are congested and the means of carrying the surplus cattle over the winter are scarce. These conditions are especially harsh in the North and West.

Livestock farmers are venting their feelings by attempting to impede the landing of Irish cattle and carcass beef at Fishguard, Holyhead, Birkenhead, and other ports. Sympathy for their plight need not inhibit condemnation of what they are doing. Two things ought to be said about it. Farmers have more to lose than almost any other section of society from a state of chronic lawlessness. "Direct action", that is to say unlawful action—or at least action which if pressed to success almost certainly oversteps the limits of the law—can only

contribute to decline into a condition of society which farmers have more reason than most to fear.

Second, there is no clear evidence that the present trade in cattle across the Irish Sea is significantly out of line with expectations at this time of year. The differential devaluation of the "green pound" against the EEC unit of account, which the Irish secured for themselves at the latest round of negotiations at Brussels, puts a premium on Irish imports "on the hoof and on the hook", but not enough to be seriously distorting. Shipments are up a bit on last year's volume at this season, but are still on an annual basis way below the quantity written into the Anglo-Irish trade agreement which is still current. There is no question of dumping. The Irish trade is unlikely to be having more than a marginal effect on the British market as a whole, although it may locally count for more. Anyway, the symbiosis between the British and Irish cattle industries has proved over a long period of time to be mutually advantageous. It does not deserve to be forcibly disrupted because of temporary difficulties.

The farmers' real target in these forays is the Minister for Agriculture, Mr Peart, and his failure, as they see it, to make good his assurances to cattle men. Today in the debate on the Address Mr Peart has the opportunity to reply and the duty to clarify the Government's intentions towards this sector of agriculture.

Mr Peart has not adopted the device of intervention buying, which is the approved EEC method of supporting the market. Instead a slaughter

premium has been introduced, payable at a progressive rate (now £21 a head), as a means of improving the return to the seller and encouraging him to hold his cattle off the market for a while. This has not stabilized the market at a level which offers producers a commercial return. Mr Peart is expected to announce today adoption of another EEC scheme to persuade wholesalers to put beef into storage for a period of four to six months. No great hopes can be pinned to that either.

What the farmers want is a guaranteed minimum price, which the EEC at present does not allow. In evaluating their claim, it is fair to note that while returns on cattle this year are wretched, market conditions in the previous couple of years provided opportunity for high profits; and any farmer of more than a week's experience knows that good years and bad years must be taken together. Also, anyone who can keep his beef production going somehow for the next twelve months has a reasonable hope of a rebound in price thereafter.

But when that is said there is now probably no way of restoring long-term confidence to this sector of farming which does not insert a firm floor into the market. And in the absence of that confidence production will respond only fitfully to the public's demand for beef. The EEC system of intervention buying has proved to be unsatisfactory for that purpose. The Government should press hard in the continuing agricultural negotiations at Brussels for the adoption of a more direct and reliable form of guarantee.

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THE CHEQUER BOARD OF FIELD AND WOOD

As well as being the scene of activity for the most fundamental of productive industries, the countryside is recreation, refuge and image of paradise for thousands of people who live away from it. They may feel quite as possessive about it as the farmers do. The conflict of interest that results, in which the interest of the farmer must in the last resort come first, is one that modern methods of husbandry are likely to make more acute. A discussion paper published today by the Countryside Commission shows how difficult it will be to maintain the pattern of landscape which has grown familiar; in fact, in many parts of the country it has already been profoundly changed. A study at the University of East Anglia, completed in 1972, suggested that half of the network of hedgerows in Norfolk had disappeared within 30 years.

Cultivated land is of course an artificial creation. For the most part the picture of hedgerows, coverts and fields of fairly uniform size did not exist before the enclosures of the eighteenth century (and they were not brought about without upheaval). The shortage of labour for such tasks as hedging and ditching, the advent of large machines needing large fields to work in and the decline of the

hunting and shooting interests mean that the old pattern is no longer the most convenient. Until not long ago, official grants were still made to farmers who grubbed up hedges, irrespective of their aesthetic or ecological value. Corrugated iron and breeze-blocks are the natural materials for farm buildings today, not timber and thatch.

The Countryside Commission found that some farmers preferred the more open landscape that suited their operations, finding it tidier than what it replaced (as we might find that what preceded the enclosures was too shaggy and cramped). It is even possible to regard glittering gantries and silos as ornaments of the rural scene. But if our aesthetic judgments usually have an element of habit, the change that is threatened is so sweeping that it must be a matter of regret. It is not only a question of appearance, either: the effects on wildlife and on public access to the country through a system of public footpaths intimately connected with the existing field pattern could be catastrophic.

Great changes cannot be prevented. The discussion paper accepts that even if its proposals for grants to farmers, landscape agreements, planting schemes on public land and so on, were all put into effect the resulting countryside would be very

different in appearance from what it is now. But some general aims may not be out of reach. The most important of these is that some variation of field and wooded ground should be preserved. In every part of the country a proportion of the land is not suitable for cultivation, because it is too steep, too wet or too awkward of access. New planting on such land, the paper suggests, could compensate to some extent for the loss of the hedgerows. In most parts of the country, however, no more than three per cent of the land is agriculturally useless, and of that not all would be suitable for large trees. From the wildlife point of view, isolated clumps of wilderness would not have the effect that hedgerows have of providing channels of migration for animals, but of course they would be better than nothing. The paper also lays stress on the need to provide farmers with advice as well as financial inducements to keep landscape considerations in mind; ecological advice in their training syllabuses, advice on the design and siting of farm buildings, and so on. It is only fair that the concern of the community as a whole for the countryside should show itself in such ways, for the farmers are not equipped and cannot be expected to act as unassisted trustees to a nationwide museum of rural life.

RHODESIA LOSES HER ALLIES

The friendly words exchanged between Mr Vorster and President Kaunda of Zambia in the past few days suggest that a concerted effort is in the making to solve the Rhodesian problem. Both their countries, as well as Britain, have an increasingly urgent interest in a Rhodesian settlement, but it is the transformation of prospects in southern Africa by Frelimo's triumph in Mozambique that enables Mr Vorster and President Kaunda virtually to appear to be talking over Mr Ian Smith's head. This will be a shock to Rhodesia, and may expedite a change of heart there.

South Africa is feeling its way towards a new policy in which it will defend only its own jurisdictional frontiers, and concentrate on its policy of independence for the bantustans. To defend its present strategic frontiers which reach from Angola in the west to the point where the Mozambique-South African frontier reaches the Atlantic, some 2,000 miles, would in the long run be impossible. Preparatory moves have been made towards withdrawal from South West Africa, though the terms and timetable are still unclear. It would be illogical for the Republic to

make a deal with the United Nations and the Namibian nationalists, and yet remain involved in the buffer state of Rhodesia.

South Africa, as a skilled

bargainer, will not cut and run. The present negotiations are reported to be a quid pro quo in which South Africa would withdraw its 2,000 paramilitary police (essential to Rhodesia's defence now) in exchange for assurances that President Kaunda would stop the Zanu guerrillas from using Zambia as a base. This is great authority which would now enable him to do (and he tends to back the Zanu nationalists who do less of the fighting anyway).

Even if the guerrilla threat were partly or largely removed, the South African withdrawal would be a heavy blow to the Smith regime, which, notwithstanding its solid showing at the polls, is losing support among farmers and businessmen. They begin to see, in the wake of the Portuguese revolution, how unwise was Mr Smith in refusing the Fearless and even the Tiger offers by Mr Wilson. Once the South Africans left, they would be unlikely ever to return.

The hope is that pressure of

time and scale major job components such as danger, discomfort, responsibility, rarity of skill or the number of years required to attain necessary skill or knowledge. It should then be possible to examine wage and salary levels in different occupations in different industries and, with two aims in view, to make a statistical analysis of the correspondence between remuneration levels and job components.

The second point is that now the Law Commission is drafting a Criminal Code, it would be highly desirable for the Commission to consider recommending a defence of mistake of law based upon misleading official advice or action. In Mr Foot's case the words used by the trial judge were seriously misleading upon the law as it is now established to be.

Yours faithfully,

GLANVILLE WILLIAMS,

Merton Gate,
Gazeley Road,
Cambridge.

October 23.

The National Theatre

From Mr Robert Banks, Conservative MP for Harrogate

Sir, Recent letters in your columns and Mr Stephen Fay's article in last week's *Sunday Times* infect yet another national project, the National Theatre complex, with the prevalent and dreaded "British disease".

The usual symptoms are there: cold feet, lack of vision, a compulsion to paint elephants white, and a lack of confidence.

The fact is that the National Theatre is a reality. No amount of carpings, re-appraisals or calls for what you like will alter the building's progress to completion, however much delayed. As the disease strikes, so the vision of the world's most magnificent repertory theatre becomes blinded by denigration.

When the patient calls for a prescription to remedy the inflation one has to ask if that is enough also to survive the psychological ailments that become evident.

The dose needed now is not only cash but the spirit of everyone in theatre to accept the National as the national enterprise it represents and overcome its problems.

Yours faithfully,

ROBERT BANKS,

House of Commons.

October 23.

unconsciously, seeks to free him from those factors inhibiting his true selfhood. He is in a better position then for choosing a faith. Can't the Christian apologist work in the same patient way? There is enough biblical justification. What Jesus said to the faithful was different from what he said to the crowd. With the latter, he seems to have been content in talking very generally about life, and if the parables are anything to go by, he would have made a good job of scripting *Camberwick Green*. Yours etc,

TOM GARDINER,
Chaplain of Brewood School,
Mitre House,
6 Shenfield Road,
Brentwood,
Essex.

Colour bar in a club
From Mr David Harington
Sir, Article 11 of the European Convention on Human Rights (to which Great Britain is a signatory) begins "Everyone has the right to freedom of peaceful assembly and to freedom of association with others". Since the right to associate must include the right not to associate, it is hard to see how the recent House of Lords decision upholding colour bars in working men's clubs can be reversed by statute.

Yours faithfully,

DAVID HARINGTON,

Whitbourne Court,
Worcester.

October 28.

himself against the BBC computer on election night and only natural that in so doing he should imagine himself superior. The earliest computer prediction (seven over the air) gave Labour 13 seats too many, and by 20 results we already had a prediction which erred by only eight seats from the final result. Thereafter the difference was reduced steadily. These are hardly "grotesquely false" predictions. Mr Lewis is doubtless confusing the forecast based upon the "straw poll" with the computer predictions derived from actual results.

Apart from predictions and the display of results the BBC computer was used to produce various analyses of the results declared. Rapid computer analysis revealed trends in the results—for example, the lower swing to Labour in seats with high proportions of owner occupiers, which even the best informed commentators would find difficult to discern unaided. Thus the computer was used to produce accurate, relevant and comprehensive information upon which informed comment could be based.

Yours faithfully,

MICHAEL CLOUGH,

10 Newark Avenue,
Little Aston Park,
Sutton Coldfield,
Warwickshire.

October 23.

LETTERS TO THE EDITOR

Case for Welsh devolution

From Mr Robert K. Blundell

Sir, The letter from the MP for Carmarthen which you published on October 26 typifies the siren song being coaxed by some political vocalists in South Wales.

Profound patriotism and a healthy scepticism for remote authority are both well-known characteristics of the Welsh, but only a political acrobat can deduce from these that there is popular support in Wales for a separate Welsh Parliament. There would be no more, nor less, love for legislators in Cardiff than there is now for those in London.

However much party publicists may argue their own special case, the ordinary citizen in South Wales is not eager to see yet another layer of government imposed on the people. With community councils, district councils, county councils and Parliament already in existence, a new Welsh Assembly and, possibly, a European Assembly could lead to the obvious danger of political thorniness clogging the arteries of democracy.

Happily, this danger will be avoided by Ted Short, Ted Rowlands and the team which is drafting the detailed proposals for governmental devolution in Wales. Meanwhile, many anxieties would be allayed by the whole-hearted acceptance of the principle that the ultimate decision will be given to the people.

When the final proposals are published and costed, let there be a referendum amongst the people in Wales. The question of Sunday opening hours of the pubs is already the subject of referenda in Wales; the question of a Welsh Assembly cannot be regarded as of less importance. Let my people choose.

Yours sincerely,

ROBERT K. BLUNDELL,

6 Market Street,
Caerphilly.

October 26.

Naval visit to South Africa

From Professor Sir Colin Buchanan

Sir, In 1941 I was one of many thousands of British soldiers bound for Suez whose convoy was safely shepherded into Table Bay by the Royal Navy. I do not imagine that any of us who survived will ever forget the sight of the convoy at anchor in the bay.

Nor will we ever forget the kindness and hospitality extended to us by Cape Town families during our short stay. Our own families left behind and total uncertainty ahead, the Cape Town people somehow sensed precisely the kind of "home comfort" hospitality needed to lighten the gloom of that wretched journey. For many it was to be the last taste of home they were ever to experience.

Last month I returned to South Africa, impossible to attend a planned conference in Durban, but also to attend and make my own assessment. I was repelled by the many manifestations of apartheid, and the system of racial zoning made a mockery of urban planning as I understand it. But I was deeply impressed by the number of people I met—citizens of South Africa—who were as concerned about these matters as I was. I see no reason under the sun for severing relations with these people, indeed every reason for doing the opposite. Some of them, let me add, were from the very families who opened their homes to British soldiers and sailors in the darkest period of the war.

With these thoughts in mind it warmed my heart to hear of the Royal Navy steaming into Table Bay with a 21-gun salute. I say "Well done the Admiral!"

Yours etc,

COLIN BUCHANAN,

Tunnel House, Box,
Minchinhampton,
Gloucestershire.

October 25.

An extra helping of power

From Professor Glanville Williams, QC

Sir, A lawyer would not use Mr Levin's colourful metaphors (October 22) in criticizing a decision of the High Court, but basically many of us agree with him. When are the English courts going to recognize the principle that judges in deciding a case cannot make a law against something merely because they think there ought to be a law against it? It was only in 1963 that an interference with a witness after the witness had given evidence was held to be a contempt, and Lord Widgery tells us that decision took "a big step". For judges to take a big step means that they are making new law. The conviction of the Socialist Worker and Mr Paul Foot takes an even bigger step.

The object of this letter is to

make two supplementary points. First, even if the decision be accepted as in accord with the significance of relativities in pay disputes. But there are at least two ways in which pay relativities have significance.

First is the way identified by Professor Jaques—unrest arises from attempts to restore pay rates to the relative levels they occupied before the award of rises to some key groups of labour.

Second, unrest arises not only from attempts to restore the status quo, but also from recognition of claims of social justice to change the status quo—to seek, for example, to give the miner a greater share of the cake as reward for his danger and discomfort, or to give the nurse relatively more for her significant service.

How and why is this judgment altered by the warm welcome given to our sailors by the South African public (black as well as white)?

Relativities in wages

From Mr David R. Kaye

Sir, Professor Jaques is surely right in his letter to you (October 29) to bring attention back to the significance of relativities in pay disputes. But there are at least two ways in which pay relativities have significance.

It is from a sight of this base line that pressure to reconsider the scale of values and that action to change relativities could begin—greater clarity in the start point may mean less injustice and less disruption, and a firmer foundation for a social contract. Should not the possibility of achieving such a larger stimulus to Mr Foot to commit himself to a stage further?

Yours faithfully,

DAVID R. KAYE,

The Athenaeum, SW1.

From Sir Anthony Bowby and Mr Bill Nightingale

Sir, We are writing to give strong support to the letter you published today from Professor Elliott Jaques.

Until Britain deals effectively with the problem of relativities she will continue to be racked by divisive conflict.

Entrance fee as condition of licence valid

Regina v Leeds Crown Court, Ex parte Bradford Chief Constable Before Lord Widgery, Lord Chief Justice, Mr Justice Bridge and Mr Justice Shaw.

A condition attached to a justices' on-licence requiring payment of a licence fee to enter the licensed premises was prohibited by section 4(1) of the Licensing Act 1964, the Divisional Court held when quashing a decision of Leeds Crown Court.

The Lordships had allowed an application by the acting chief constable of Bradford for an order of certiorari to quash an order of the Crown Court (Judge Beaumont) which had granted an appeal by the licensee of Mecca Social Club, Bradford, from a decision of licensing justices that his licence should be subject to a condition that he should not sell "any article or substance of intoxicating liquor for consumption on the premises except to persons being bona fide patrons who hold tickets purchased on or before a date not less than 25p". The fines, used for bingo on five days a week, were used for music-dancing and other entertainment on the other two days. The conditions applied when they were not being used for playing bingo.

Section 4(1) provides: "Licensing justices granting a new justices' on-licence . . . may attach to it such conditions governing the tenure of the licence and any other conditions as they think fit for the interests of the public . . . but no payment may be required in pursuance of a condition attached under this subsection".

Mr Quentin Edwards for the chief constable; Mr Gilbert Gray, QC, and Mr Anton Lodge for the licensee.

His Lordship said that, if one just looked at the language of

section 4(1), it might be that there was argument on both sides. However, from the history of the legislation, the argument on behalf of the chief constable was the right one.

Article 14 of the Licensing Consolidation Act 1970 placed on justices the duty of requiring from new licensees such payments as would be appropriate to secure the "monopoly value" referred to in the historic opinion of the difference between the value of the premises if they were licensed and if they were unlicensed. Section 4(1) also provided that the amount payable was not to exceed the amount required to secure the monopoly value.

Clearly the 1970 Act contemplated that a condition could be attached to a licence to require payment of a technical legal obstacle to the imposition of the condition, even though they clearly thought that it ought to be imposed on the merit of the character of the under which he obtained his licence.

The present case was different, but having regard to the history of the chief constable's contention it was right, and the prohibition in regard to payments in section 4(1) related to payments by the licensee and not to him. That sufficed to dispose of the case.

His Lordship confirmed the premises which he had stated in *R v Exeter Crown Court, Ex parte Beattie* ([1974] 1 WLR 22). That their Lordships' supervisory jurisdiction over the Crown Court, given by section 1(5) of the Crown Act 1964, extended not only to matters strictly relating to jurisdiction but also to other matters normally appropriate for the use of prerogative orders. The order for certiorari should go.

Solicitors: Tuck & Mann & Geffen, T. D. Jones & Co for Mr David Morgan, Bradford; Willey, Hargrave & Co.

status in order to enter and, in the process of acquiring that status, might have to spend money. No one had so far suggested that the fact that money might be spent in obtaining that status required to enter the premises was, in any sense, a breach of section 4 of the 1964 Act. The point was underlined by Daniel Anderson, aged 40, of Porters Well, Ollington, Lancashire, pleaded not guilty to keeping the dogs under proper control.

According to the charge, the dogs attacked Peter Whyte, of Springfield Drive, Glasgow, on roadsides near Alexandra Park on July 22. Sheriff J. M. Peters was told that the only point in contention was whether Mr Anderson was the owner of the dogs.

Professor Gilbert Forbes, who conducted the prosecution examination, said it was very difficult to find blood on the Asians blamed for the attack because it had apparently taken place in a pool of water.

But later two boys, who had been playing in the park at the time of the attack, positively identified one of the dogs.

James Brown, aged 14, of Corsock Street, said he had seen the attack and later had been taken by the police to a haulage contractor's yard where he positively identified the dog as being one of the pair that attacked Peter Whyte.

His friend, Francis Boyle, also aged 14, of Marwick Street, said that he, also, had gone to the scene and identified the dog.

A trial to establish whether man owned two dogs that savaged boy aged 10 to death opened in Glasgow yesterday.

Judith Ward 'became fanatic overnight'

Judith Ward, aged 25, accused of the M62 coach bomb murder, became an Irish fanatic almost overnight, Mr John Cobb, QC, for the Crown, said in his final speech to the jury at Wakefield Crown Court, West Yorkshire, yesterday.

At home, she said, she was ruthless, lacking in emotion and having a passion only for her political aims which were to see 32 counties combined into one Irish Republic.

The Crown submitted that she was a gunrunner, and intelligence officer, bomb-carrier, bomb-maker and even a bomb-planter. He continued: "All these are tasks to which she lent herself with revolutionary zeal and extraordinary devotion to duty." Others should undoubtedly be standing in the dock with her and perhaps one day they would.

Counsel told the jury: "You are sitting in judgment on the gravest charges, short of treason, that have ever been known." The Crown contended she was an IRA member and a terrorist. "There are perhaps bigger fish in the sea, but she was no sprat", Mr Cobb said.

Of the M62 coach blast, Mr Cobb said: "This was a very foul, brutal murder, a cowardly murder of the worst type."

The Crown had first to prove that Miss Ward was a party to the explosion. If it proved that she had knowingly played her part,

whether it was providing information, or the carrying of the bomb from Derby to Manchester or born, or an even greater part, it must be that she should be convicted of murder.

He said Miss Ward had said she was not affected by the death of her husband, Michael McEvily.

She had human instinct, a normal reaction to want some sort of revenge; to get back at them when you are scared out of your wits.

Mr Andrew Rankin, QC, for the defence, in his closing speech said: "Acts of terrorism are despicable because they lack the respect of law. Such emotion was responsible for demands of 'an eye for an eye' and he reminded the jury how often it had been said in recent months that terrorists should be hanged.

"They must approach the evidence in an honest and critical spirit. Leaving aside feelings, political, religious or moral, and reach a verdict on the evidence open today on facts and a policy of sentencing is being encouraged.

Mr Lionel Kinstow, an executive director of the company, said yesterday that no particular terms were being considered. We are opening up the subject", he said. The corporation will be involved and control of part of the development probably by a leasehold interest, should be made over to a non-profitmaking trust without capital payment. We are trying to make the site available to local authority and the developer and give residents an effective voice".

The part concerned is a block of 10 shops, 11 flats and 13 craft studios. The trust would have control of occupancy, and income would come to it.

The whole scheme, designed by Ian Fraser, John Roberts and Partners, provides for 22 shops and kiosks, of which two and a supermarket would be on the High Street, with just under 10,000 sq ft of offices above. Entrance to the site would be via a series of interlocking brick arches, each arch forming the main entrance to a block of flats.

That would provide a series of flats and studios of one, two, three and four bedrooms, bringing up to 68 units. There would be parking for 99 cars. In general terms the scheme provides an humane environment with interesting changes at level.

The judge, from an unusually detailed model in the exhibition, the scheme accords well with local architectural patterns. The roof lines have been kept irregular and the proposed courtyard links would open up a large pedestrian area taking in Kingswell, Back Lane, White Walk, Bird in Hand Yard, Gardner's Lane and itself as the site itself. A planning application was submitted to Camden council at the end of last month. If approved, the work could begin some four to six months later and take about two years. The estimated building cost is about £4m.

The greater part of the site is at present a filling station and garage. It was earlier the site of Norway Yard, which disappeared with the old Royal Mail building, in 1931. It is in a conservation area and earlier redevelopment plans have created much controversy.

Hampstead developers offer to set up trust

By Gerald Ely.

Residents in Hampstead will have control over part of a new development planned for the Blue Star garage site in High Street, if a proposal forward by the developer prove acceptable.

The scheme covers an area of more than an acre and three-quarters around the garage forecourt. It would be a mixed development of shops, flats and terraced houses.

Interserve Estates, the developers, is prepared to open discussions with interested parties, including Camden Council, societies and individuals, leading to the formation of a Hampshire-based group which would have a legal interest in, and control of part of the development.

An exhibition of the scheme opened today on facts and a policy of sentencing is being encouraged.

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Court Line parent company's liabilities may be over £60m

By John Whitmore

Total liabilities of Court Line Ltd, the parent company of the Court Line group, may run out at more than £60m—even after taking account of liabilities related to the sale of the ship-building side to the Government and the repayment of a number of sizable loans secured on the company's tankers.

Announcing this in London yesterday to a very subdued meeting of the company's creditors, Mr Arthur Cheek, the senior Official Receiver, stated that the company might have little more than £7m by way of assets to meet these obligations.

Mr Cheek stressed, however, that the figures should be treated with a great deal of caution. They were only very approximate estimates and were not necessarily the figures that would emerge in the published statement of affairs, which it is hoped will be ready for publication some time during November.

It seems clear, moreover, that the estimates have been based on a highly conservative view of the position. As stated at yesterday's meeting, Mr Cheek put the figure for total potential liabilities as high as £7m.

But this figure apparently took no account of liabilities released by the £16m sales of the company's shipbuilding and ship repairing interests.

In addition, the £7m figure included an estimated £52.3m by way of contingent liabilities, a large part of which Court Line may not ultimately be required to meet.

This will depend to a great extent on the success of Airlease International and Lloyds Associated Air Leasing in finding new homes or new contracts for the TriStars and BAC 1-11s they leased to Court Line Aviation.

Only in the event of a total failure to find new owners or new work for the aircraft would Court Line Ltd. become liable in any really big way—though on the worst possible assumption.

US productivity down 3pc in third quarter

From Frank Vogl

Washington, Oct 30 Productivity fell sharply in the third quarter in the United States. This bad news for the economy was coupled today with statistics showing the highest level of strikes since 1970. Figures also showed a very high level of withdrawals from savings banks.

The Department of Labour reported that productivity in the third quarter declined by a seasonally adjusted annual rate of 3 per cent, after falling by 0.6 per cent in the second quarter and 7.1 per cent in the first quarter. There has effectively been no rise in productivity in the United States during the last 18 months.

This third quarter productivity decline resulted from a 3.3 per cent fall in output and a 0.6 per cent fall in man hours worked. Unit labour costs in the third quarter rose by 13.9 per cent, taking the rate of increase for the last 12 months to 12.6 per cent.

Working days lost through strikes in September fell to 2.8m from the August total of 5.9 million. But the 38 million days lost in the first 10 months of

the current year are almost twice the comparative 1973

So far this year, the Department stated, the rise has resulted primarily from a near tripling of large strikes involving 5,000 or more workers. The strike total is the highest in four years. The department said there were 2.3 million workers involved in these stoppages in 1974, about 500,000 more than in the previous year.

The strike figures could get a sharp upward boost if agreement is not reached in the next four days on the miners' contract negotiations. The negotiations are said to be going well by both sides, but contracts expire on November 12.

The United Mineworkers' union estimates that it might take up to 9 days to poll all union members on the new contracts. It has a hard and fast rule of "no work if no contract".

Fears about the stability of banks, higher interest rates on government securities and the need of many to use their savings have resulted in more deposits withdrawals from savings banks.

ITT wins reprieve over Avis stock divestiture

Washington, Oct 30—International Telephone and Telegraph corporation has not given up hopes of selling its 52 per cent shareholding in Avis Incorporated, the car rental company, on its own terms, despite a department of justice effort to place the Avis stock held by ITT in trusteeship.

The Department wanted to appoint a special trustee for the Avis stock in the district court hearing in Hartford, Connecticut yesterday. ITT managed, however, to persuade the judge to postpone a ruling for two weeks to give the company time to reply to the Department's plan.

It is becoming evident that ITT's protracted battle with the Justice Department is nearly over. Within a few days the court probably will be asked to

appoint a special trustee to sell another of ITT's companies, Levitt and Sons.

ITT was forced to divest itself of Avis by September 24 as part of an anti-trust settlement in 1971 arising from its acquisition of the Hartford Fire Insurance Co.

It has tried to sell but negotiations have always collapsed over the price. When appointed the trustee will offer the Avis stock to ITT shareholders in return for ITT stock.

The Department's share is opposed because the trustee would have sole power to determine the exchange rate between the two stocks.

The Justice Department maintains that its scheme would lead to speedy public distribution of the Avis stock and finally resolve the question of who really owns Avis.

MOULINEX

The figure for total sales excluding taxes for the third quarter of 1974 was F 188,433,445 as compared with F 159,573,799 for the same quarter of 1973—an increase of 18.09 per cent.

Export sales for the quarter amounted to F 96,361,688—a rise of 39.76 per cent—and for the first time ever exceeded sales in Metropolitan France, for which the figure was F 92,071,757. Provided our foreign sales continue to grow, the position should remain the same in the fourth quarter of the year.

Boeing gives extension of RB211 time limit

By Arthur Reed

Air Correspondent

A new agreement between Rolls-Royce and Boeing has received a temporary respite from its financial difficulties. The airline, which has claimed that it faces bankruptcy without large Federal government subsidies, announced today a \$125m (£170m) credit agreement with a consortium of 36 banks.

In this case a great deal will depend on how much the liquidators are able to obtain for any assets they dispose of together with the accuracy of estimates of debts recoverable from subsidiary companies.

In arriving at the £13m asset value, amounts due from subsidiary companies have been written down from a book value of some £21m to an estimated realizable value of £4.6m.

Similarly, the value of the parent company's investments in its subsidiaries has been written down from a book value of £19m to a nominal value of only £10,000.

While these figures make it clear—not unexpectedly—that there will be nothing left for Court Line shareholders and that the prospects for the company's creditors are far from rosy, they have little relevance for Court Line holidaymakers.

In the first place the holiday-makers' financial relationship was with the Court Line travel subsidiaries rather than the parent company.

Secondly, it seems likely that the large majority of holiday-makers who lost money as a result of the Court collapse will eventually be reimbursed through the new special reserve fund that is shortly to be set up with the aid of a government loan.

It was decided at yesterday's meeting to appoint Mr Rupert Nicholson, the special manager, and Mr Frederick McWhirter as joint liquidators. A committee of inspection was also set up, with representatives elected from among the major creditors, including Airlease International, Lloyds Associated Air Leasing, Shell, Texaco and Shipping Industrial Holdings.

This will depend to a great extent on the success of Airlease International and Lloyds Associated Air Leasing in finding new homes or new contracts for the TriStars and BAC 1-11s they leased to Court Line Aviation.

Only in the event of a total failure to find new owners or new work for the aircraft would Court Line Ltd. become liable in any really big way—though on the worst possible assumption.

Pan Am gets \$125m credit from banks' consortium

From Our US Economics Correspondent

Washington, Oct 30.—Pan Am

has received a temporary respite from its financial difficulties. The airline, which has claimed that it faces bankruptcy without large Federal government subsidies, announced today a \$125m (£170m) credit agreement with a consortium of 36 banks.

Boeing has been carrying out design work on the wing of its 747 to enable the Rolls-Royce engine to be fitted, but has said that its teams would be switched to other jobs if a decision is made to use the engine did not come from Britain by today.

Boeing has now agreed to extend the work on the wing until May 31. This follows a visit to their headquarters in Seattle by Sir Kenneth Keith, chairman of Rolls-Royce. The 747 is at present offered to airlines with either the Pratt and Whitney or the General Electric GTF, or the American-built engines.

British Airways, with 16 747s powered by the J19D, would like to add more jumbos which they will add to their inventory by the end of the year. It is to be powered by the RB 211. The attraction of the switch is that it would give them the option of using the same engine as the Boeing 747 will be fitted in their fleet of Lockheed TriStar airbuses.

The British Government has said that it will not sanction expenditure on the development of the RB 211 needed to fit it and the 747 until Boeing and Rolls-Royce have gained a second order, after that from British Airways.

Some £25m is involved, £6m of it for bringing the thrust of the S24 version of the RB 211 up from 48,000lb to 50,000lb, and most of the remainder for putting the engine into production.

A small proportion would be needed to help meet the costs of Boeing in modifying the wing.

The attitude of Boeing is that it is confident that a Rolls-Royce-powered jumbo jet will prove attractive to airlines all over the world once the airlines have moved out of their current slump. There is incredulity in Seattle at the hesitation of the Government in London in sanc-

tizing funds that is shortly to be set up with the aid of a government loan.

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Only in the event of a total failure to find new owners or new work for the aircraft would Court Line Ltd. become liable in any really big way—though on the worst possible assumption.

Minster losses may reach £9m

By Christopher Wilkins

Minster Assets, the insurance and airline group, is facing losses of £9m in the value of investments held by its insurance subsidiary.

Revealing first half profits up from £1.07m to £2.06m, Minster said yesterday that the general insurance fund had realised investment losses of £6m on its equity portfolio and had experienced a further unauthorised depreciation of some £3m. At the end of last year Minster Insurance valued its investments at £41.1m.

These losses have not been taken into account in the half yearly figures, but when they are included at the year end they will be offset substantially by tax relief.

Mr A. R. G. McGibbon, the chairman, said yesterday that, including the release of deferred taxation provisions from last year's accounts, tax relief could reduce the losses by around £3.5m or £4m.

Despite the fall in investment values, the group said its insurance subsidiaries were trading very profitably and the outlook for the full year remains encouraging. The troubled British Midland Airways subsidiary reduced its loss during the first half from £693,000 to £291,000. On the stock exchange Minster's shares rose 1p to 25p.

Financial Editor, page 23

Marks to buy Slater stake in PDS of Canada

By Our Financial Staff

Marks and Spencer announced yesterday that it had agreed to buy from Slater, Walker of Canada and certain other shareholders a 24 per cent stake in the Canadian group, Peoples Drug Stores.

As against the 55 at which the PDS shares were quoted before their suspension on announcement of the deal, Marks and Spencer is offering \$10 per share, which means that Marks can get an immediate cash accretion of £4m plus.

On completion of this deal Marks and Spencer is to offer for 50 per cent of the outstanding equity at \$10 per share, and failing acceptance at a level which will give it 51 per cent of the total capital, Marks and Spencer has agreed to sell to the store group, on request, up to half of its outstanding 6 per cent stake.

In addition to a range of modest retail stores, Peoples Department Stores has a 50 per cent stake in St Michael's Shops of Canada.

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British companies in consortium for £100m Iran hospitals tender

By David Young

A consortium of 12 British companies has been formed to tender for a £100m contract to build and manage a dozen hospitals for the Iranian Government.

The consortium's activities are being coordinated by the Orion Banking Group under the direction of Mr Christopher Chataway, the former government minister and now one of the group's managing directors. The project will be self-financed by the Iranian Government.

American and German consortia are also bidding for the contract. It involves building hospital facilities for 6,000 beds and providing all technical and medical services for three-and-a-half years, and management and staffing for a total of five years.

The consortium which wins this initial contract can expect to also receive a large share of another contract expected to be placed late in 1975. This is for the construction and manage-

Unemployed top the million mark in Italy

By Patricia Tisdall

Italy had 1.1 million workers unemployed at the end of September, an increase of 6.1 per cent from a year earlier, Signor Luigi Bertoldi, the Labour Minister, told a press conference in Rome yesterday.

But far more worrying, he said, was the spread of short time, which in some sectors was running 18.2 per cent ahead of last year, based on provisional September figures.

These figures did not include the three-day week instituted by Fiat, Italy's largest private employer, at the beginning of October, to last four months.

Government sets up conservation panel

Leading United Kingdom chemical companies, concerned at the cost of meeting anti-pollution legislation, have persuaded the Government to set up a new Waste Materials Exchange.

Announcing this yesterday the Department of Industry said that the exchange would be operated initially for two years by the Government's Warren Spring laboratory at Stevenage and would offer its services free to participating companies.

It expects the exchange to make a marked contribution to the conservation of resources and prevention of pollution.

Food tax plea

All food will have to be freed from value-added tax in the Budget if the Government wants to protect consumers from the effects of sugar price rises, the Food and Drink Industries Council said yesterday.

The council in a letter to Mr Healey, said that food products subject to VAT account for at least ten per cent of consumer spending on food. The tax is levied on sweets, soft drinks, crisps, processed nuts, chocolate crisps and ice-cream.

Unions fight cancer

A programme of close cooperation between organized labour and medical scientists for eliminating occupational hazards, especially that of cancer, in the chemical manufacturing industry has been initiated at a Geneva conference. It was organized by the International Federation of Chemical and General Workers' Unions.

A second arrest warrant has been issued for Signor Michele Sindona in connexion with the insolvency of Banca Privata Italiana as revealed by Milan court records. He is believed to be in Switzerland, and extradition proceedings have started.

Tourist Authority will ask for a substantial boost in Whitehall aid

By Patricia Tisdall

The British Tourist Authority is looking for a "substantial" increase in funds next year, it was confirmed by Sir Alexander Glen, chairman of the Authority's annual meeting in London yesterday. He said negotiations were in progress with the Government for an increase to this year's £5.6m grant.

The Authority also wants some changes in budgeting procedure at present negotiated on an annual basis. Sir Alexander said he would like to have a longer term idea of potential resources, and was anxious to see some rationalization of funds between the various tourist boards.

Sir Alexander believes that some increase in trade from overseas visitors can be achieved next year. Foreign tourist earnings this year could top the £1,000m mark for the first time and next year could reach £1,250m.

He gave a warning, however, against taking tourist growth for granted, resources had to be adequately. In addition the

industry needed a firm sense of purpose and direction.

"Frequently Britain does not seem to know what she wants from tourism," he said. "It would seem high time for the Government to formulate a policy which it would be the responsibility of the BTA and the national boards to execute".

The latest tourist figures, for August, show an increase of 4 per cent over the corresponding month for 1973. A downfall in visitors from the United States has been more than compensated by increases from Europe.

The figures which are produced jointly by the Department of Trade and the BTA bring the total for the first eight months to 1 per cent above the equivalent period for 1973.

Commenting on the results yesterday Sir Alexander said they were better than had been expected earlier in the year. It was hoped to equal or not top them next year, but growth was necessary to compensate for currency exchange fluctuations and inflation.

Chemical exports rose by 72 pc in first nine months

By Margaret Stone

Reservations about the new Consumer Credit Act in respect of clearing bank operations were expressed yesterday by Mr P. Leslie, general manager of Barclays Bank, at a conference on Credit and the Consumer, organized by the Financial Times.

With hindsight it can be said that there was insufficient consultation between the banks and the Department of Trade and Industry. The result was that the Act "endeavours to apply a strait jacket to the inherently flexible current account lending system of the clearing banks".

One anomaly which emerged is that lendings where the borrower was not in default may be subject to repayment on demand, but if the borrower is in default a minimum period of seven days' notice is a prerequisite to enforcement of the debt.

Operation on the Act could have an adverse effect on customers, Mr Leslie pointed out. It would require a multiplicity of systems where one sufficed before.

Although the clearing banks are now the dominant force in personal credit with advances of £2,346m in 1973 compared with £500m in 1969, Mr Leslie expressed a personal doubt that expansion will continue at the same rate.

Vickers awaits strikers' vote on 25 pc pay offer

Vickers management is awaiting the outcome of today's meeting of the 2,300 ancillary workers before deciding whether its Barrow-in-Furness shipyard can reopen.

The strikers are voting on new company pay proposals which give them a 25 per cent rise and average earning of £40 to £50 for a 40-hour week.

Yesterday, 2,000 engineering workers now in the third week of their pay strike at Vickers voted to accept a new company offer.

Last night negotiations were being resumed between management and unions at the Cammell Laird shipyard on Merseyside, which is also closed by a pay strike by 2,300 men

Letters to the editor

Need for national centre to sift statistics mountain

From Mr Philip Nind

Sir, Now that the 1974 general election is over and the dust thrown up by armfuls of statistics and figures has begun to settle again, may I return to a suggestion about which I have written before: that we should establish in Britain a national centre to keep under permanent review all the facts, figures and statistical treatments upon which policies have to be devised and decisions ultimately taken in national, regional and sectional fields of activity.

The reasons behind such a proposal are these:

1. Life today is so massively intricate and technically complicated that only a limited number of people can fully understand the intricacies and complications and the possible solutions.

Many problems could be reduced or avoided if the facts were first clarified by a National Economic Computing Centre (perhaps it could be associated with NEDO), with a directorate and staff independent of Government, of management and of the unions, but working closely with technical representatives of each.

We are moving swiftly into an age of mass participation and, with modern methods of communication, in a strange way nearer to the mechanics of the Greek city state where all the citizens gathered in the agora to be engaged and then to raise their hands in approval or disapproval.

A social democracy in our complicated age must find a way of informing its citizens much more accurately and impartially than is done at present.

If an independent national centre, perhaps working together with management, union and government technicians could provide agreed data on such matters as, for instance, the effect of price increases in one sector of industry.

Yours faithfully,

PHILIP NIND,
Foundation for Management Education,
Management House,
Parker Street,
London, WC2.

Benn directors and independence

From Mr Jeffrey J. Collins

Sir, If Mr Benn is intending to arrange for a restructuring of the board of the Post Office Corporation after the appointment of a new chairman (Business News October 23), such action as he may take to ensure employee representation on the board is consistent with his pledges in the Green Paper.

The department's statistics show that during September brick production reached 462 million, but deliveries were only 406 million. Seasonally adjusted production was only marginally down on August itself a bad month, but was 23 per cent. down on September, 1973. On the same comparison, deliveries were down by 9 per cent. and 31 per cent. respectively.

In that paper he has maintained that "directors should not look after particular interests".

Full-time board members, be they the representatives of management or of employees, are by nature partisan. Mr

Benn should not, therefore, lose sight of the valuable contribution that non-partisan part-time board members can provide by reason of their ability to bring to bear an independent and entirely objective and detached approach, particularly to matters of policy.

This would also provide board representation for the British public, who are not only the recipients of the services provided by the Post Office Corporation, but who are also its shareholders.

Yours faithfully,
JEFFREY J. COLLINS,
Associated Non-Executive
Directors,

Grosvenor Gardens House,
35/37 Grosvenor Gardens,
London, SW1.

Cooperation urged for promotion of exports

From Mr Michael Montague

Sir, I regret that the Director General of the Association of British Chambers of Commerce should associate me with "his familiar desire to reconstitute the former British National Export Council". I have never advocated any such thing, and am, in fact, firmly against it.

What I do advocate is formal cooperation between the many bodies engaged in export promotion, while a committee I chaired recently emphasized in their report the much greater role to which individual chambers of commerce were ideally suited and desirous of advancing.

I do not wish to be drawn into the tempestuous relationship between the individual chambers and their associations. Suffice that my committee consulted absolute support for our actual proposals.

Any misplaced satisfaction with the present arrangements quickly evaporates in the export market place, and when one compares our recent performance with that of our international competitors. True, we are advancing, but at a crawl compared with France, Germany, Japan and the United States.

The reality of our lack of dynamism is demonstrable from where I write, Iran. Over the past few months there have been important relaxations in the export controls, (this I know for I am on my fourth visit to this market this year).

After an earlier visit I asked the BOIB to explain why this had not been brought to the attention of British exporters. I was advised that there were "translational difficulties".

There must still be translation difficulties for further relaxations announced over a month ago have still not been reported to British exporters.

I personally feel no commitment to any particular change, but change there must be. Exporters well know the foreign exchange need. They require incentive and to be able to identify with export promotion.

They have lost the sense of identification they earlier had. It needs to be restored, but not by the resurrection of the BNEC.

Exporters' well known interests.

Yours faithfully,
MICHAEL MONTAGUE,
Chairman, Valor,
Park Hotel,
Tehran, Iran.

Dounreay fast reactor gets the go-ahead

By Margaret Stone

Construction and commissioning work on the Atomic Energy Authority's prototype fast reactor at Dounreay, Caithness, has confirmed the suitability of the design for commercial plants, AEA scientists announced yesterday.

The reactor is a 250-megawatt unit. Commercial stations about five times as powerful are envisaged.

The AEA stated yesterday:

"There is every reason to expect that the operation of the prototype fast reactor will confirm that there are no remaining problems in the technology of fast reactors to delay advancing to the next stage of development—the construction of large-scale commercial generating plants."

The Dounreay prototype operated at low power for the first time on March 3. Full power operation is expected soon, with the 250 Mw of electricity being delivered to the North of Scotland Hydro-Electric Board.

Compared with present nuclear power stations, the fast reactor has the potential to release up to 50 times as much energy from uranium.

Present nuclear stations produce the same amount of power from one ton of uranium as would be generated by 50,000 tons of coal. In fast reactors one ton of uranium does the work of more than two million tons of coal.

Consumer credit Act criticized by banking chief

By Margaret Stone

Reservations about the new Consumer Credit Act in respect of clearing bank operations were expressed yesterday by Mr P. Leslie, general manager of Barclays Bank, at a conference on Credit and the Consumer, organized by the Financial Times.

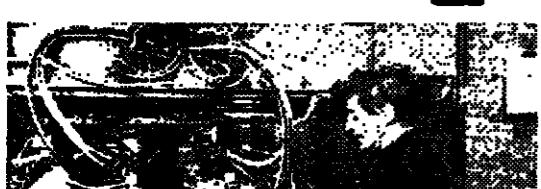
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Nomination

I nominate _____

Her company is _____

Her status _____

My reasons for nominating her are as follows _____

The difficulties incurred in this particular occupation by a woman are _____

Nominator's Name _____

Address _____

Daytime Tel. No. _____

Letters to the editor

Need for national centre to sift statistics mountain

From Mr Philip Nind

Sir, Now that the 1974 general election is over and the dust thrown up by armfuls of statistics and figures has begun to settle again, may I return to a suggestion about which I have written before: that we should establish in Britain a national centre to keep under permanent review all the facts, figures and statistical treatments upon which policies have to be devised and decisions ultimately taken in national, regional and sectional fields of activity.

The reasons behind such a proposal are these:

1. Life today is so massively intricate and technically complicated that only a limited number of people can fully understand the intricacies and complications and the possible solutions.

Many problems could be reduced or avoided if the facts were first clarified by a National Economic Computing Centre (perhaps it could be associated with NEDO), with a directorate and staff independent of Government, of management and of the unions, but working closely with technical representatives of each.

We are moving swiftly into an age of mass participation and, with modern methods of communication, in a strange way nearer to the mechanics of the Greek city state where all the citizens gathered in the agora to be engaged and then to raise their hands in approval or disapproval.

A social democracy in our complicated age must find a way of informing its citizens much more accurately and impartially than is done at present.

If an independent national centre, perhaps working together with

BY THE FINANCIAL EDITOR

Swings and roundabouts at BPB industries

Up 41p to 58p yesterday following the interim figures, the BPB share price has been surprisingly resilient against the market in recent months, its involvement in one grim area, building materials, notwithstanding. But the group's earlier caution here has been amply justified, with volume sales of plasterboard and plaster in the United Kingdom down 11 per cent and 6 per cent respectively for the opening six-months—deepening to declines of 29 per cent and 14 per cent in September—with pre-tax profits falling £220,000 to £21m.

The overseas building materials divisions hardly fared better, with Canada turning in a loss of £533,000, against £170,000 pre-tax loss last time—reflecting labour problems, a trading loss on gypsum and technical problems at the new glass insulation plant—and the Irish subsidiary showing profits of £327,000 against £410,000.

But the star performer, which more than compensated for difficulties elsewhere, was paper and packaging, with United Kingdom sales about 53 per cent higher at £22.8m and profits up from £1m to £2.9m, excluding a maiden £479,000 contribution from the Netherlands acquisition. And, with associates helping in £834,000 against £552,000, that leaves pre-tax profits (ex-acquisitions) just over 18 per cent, for the half-year.

But for the rest of the year prospects do not look too encouraging. As the group points out, the impact of ups and downs in the building cycle are delayed. Hence the fact that BPB did fairly well in building materials' last year despite the low-level of housing starts, the full effect of which is only now working through. In the same way, the small ray of hope appearing in the gloom of the housing slump in the form of increases in building society funds and higher Housing Act grants is unlikely to relieve the situation significantly for another year or two.

On the paper and packaging side, too, demand must eventually follow the downward trend in consumer spending, and indeed is just beginning to do so, all of which suggests that second-half earnings might do little more than match last year's levels. On this assumption the shares look adequately valued on a p-e ratio just over 3, even with a prospective dividend yield of up to 15 per cent if the full year payment goes up by the maximum permitted.

Interim: 1974-75 (1973-74)

Capitalization £20m

Sales, £67.1m (£59.4m)

Pre-tax profits £5.89m (£4.55m)

Dividend gross 4.32p (4p)

Minster Assets

Taking losses

Realized and unrealized losses of 59m on the investments held by Minster Assets' insurance company are going to make a nasty hole in last year's group net worth of £16.5m. But, as yesterday's 14p rise in the share price to 25p suggests, the situation is not quite so bad as it looks.

Tax relief should pull back £3.5m to 64m of the losses including release from the deferred tax account, and on the assumption that profits top the £4m mark compared to £2.3m last year, net assets could emerge at around the £12.5m level, or roughly 37p a share. The solvency margin in the insurance company, meanwhile, seems likely to be comfortable enough at around 25 per cent by the year end.

Moreover, with the exception of the banking subsidiary where the £11,000 interim loss is only slightly down on the previous year, the trading performance



M. N. Barrow, chairman of BPB Industries: Few signs of recovery in the overall house-building programme.

throughout the group has been moving healthily in the right direction. British Midland Airways' loss is down from £693,000 to £291,000, thanks to last year's disposal of the BAC 1-Eleven's and the pruning of the scheduled service, and by the year end BMA could be breaking even.

Much as expected, insurance premium income is close to 1973 levels, but after a 12 per cent rate increase on motor business in February underwriting profits have been moving usefully ahead, while investment income is some 40 per cent better at £1.5m. The Lloyd's agencies' insurance broking business has also been progressing well.

So for the moment there is no real cause for worry, and Hutchinson's steady reduction of its stake in Minster to 18.2 per cent provides a speculative undertone for the shares. On the other hand, BMA's 1975 prospects remain very uncertain. And whatever concern was generated when last year's property revaluation left the head office accounting for nearly a quarter of the value of the general insurance fund can hardly have diminished now that it accounts for closer to a third.

*Capitalization £8.53m
Interim: 1974 (1973)
Pre-tax profits £2.06m (£1.07m)
Dividend gross 2.23p (2p)*

Decca

Colour

SUMS

Though some of the earlier prognostications about the decline in the colour-television market were probably overdone, the fact that Decca has continued to increase both volume sales and market share in the first half of his year warrants a closer look.

Decca is less oriented towards the rental market than Thorn and other makers and seems to be picking up sales via the cash discounters. Just how long this counter-inflation type buying will persist depends on the winter wages/employment trend but, given present terms, rental business is unlikely to preempt a greater share of the total market.

Colour TV represented 30 per cent of Decca's profits last year and may represent at least as great a proportion of reduced whole year's earnings. The other major profit centre on the consumer goods sector is records and tapes, and United Kingdom record sales are rising again after a quiet period. Record sales are notoriously volatile but at least Decca's prospects look better on this front than the United Kingdom that do those of EMI in America.

Capital goods profits—£6m out of Decca's £15.9m total last year—are forecast to rise this year to partly offset the drop on the consumer side. Here the arguments for Decca Navigator and Radar are at least as

good as those for say. Please here telecommunications must be susceptible to cuts in public spending just about everywhere except the Middle East.

Arguably, the electrical and electronic capital goods cycle is at its peak anyway now—indications from the United States, and France would suggest this—and a share purchase in the electricals sector should require a balance between capital goods exposure and relatively potential on the consumer goods side.

On the other side, Decca looks quite well placed. Its pre-tax profit p/e is a relatively modest 3x at 108p and the historic yield of 11 per cent (on an amply covered dividend) is about the most attractive in the sector.

Stock Exchange

The market rate

When The Stock Exchange tower was first occupied in 1970 it was virtually an article of faith that its 13 floors of offices would be occupied by member firms. When brokers Hoblyn decided that they must consolidate and dispose of the lease of one of their two floors, it was still an object of hope. Thus The Stock Exchange itself, by virtue of its right of first refusal stepped in to march the Bank of Korea for the remainder of the 21 year lease.

Now, less than a month later, it appears that both have been abandoned.

There are some 44 floors of the tower unoccupied at present; and since the number of vacancies to come is essentially a function of the length of the bear market, there could be no serious question of an open-ended commitment to first acceptance by The Stock Exchange. The premium to be paid on the Hoblyn precedent is reportedly some £170,000 per floor; and there is in the matter of rental income Stock Exchange charity may begin at home, but not on such a scale as that.

Unicorn

Still rejecting Gold Fields

There are few surprises in Union Corporation's formal rejection of Gold Fields of South Africa's adjusted offer. Nor that much could be expected with the main ammunition likely to be used when GFSF starts the bidding in earnest. And this will be an uphill task with a rising proportion of the Unicorn equity, now near 25 per cent, moving into the hands of those opposed to GFSF on present, and in some cases, probably any terms.

While yesterday's first dealings in Unisel Gold Mines in which the Unisel group had a 35 per cent interest were below the best expectations, the closing price of around 225p in London will add further to the controversy surrounding GFSF's valuation of its putative Deelkranal mine.

This is, however, only shadow boxing. We are now faced with the situation that nothing substantial may occur until late in December as under the 1973 South African Companies Act the offer must remain open for four months unless a third party enters the fray.

Unicorn shareholders have, therefore, no incentive at all to make any decision until late January. GFSF's problem is to prevent the erosion of its share price in absolute terms and against the similar Anglo-American gold mining investment trust—in a market looking increasingly askance at the rationale

of the 1973 Act.

Capital goods profits—£6m

out of Decca's £15.9m total last year—are forecast to rise this year to partly offset the drop on the consumer side. Here the arguments for Decca Navigator and Radar are at least as

good as those for say. Please here telecommunications must be susceptible to cuts in public spending just about everywhere except the Middle East.

Arguably, the electrical and

electronic capital goods cycle

is at its peak anyway now—indications from the United States, and France would suggest this—and a share purchase in the electricals sector should require a balance between capital goods exposure and relatively potential on the consumer goods side.

On the other side, Decca looks quite well placed. Its pre-tax profit p/e is a relatively modest 3x at 108p and the historic yield of 11 per cent (on an amply covered dividend) is about the most attractive in the sector.

Stock Exchange

The market rate

When The Stock Exchange tower was first occupied in 1970 it was virtually an article of faith that its 13 floors of offices would be occupied by member firms. When brokers Hoblyn decided that they must consolidate and dispose of the lease of one of their two floors, it was still an object of hope. Thus The Stock Exchange itself, by virtue of its right of first refusal stepped in to march the Bank of Korea for the remainder of the 21 year lease.

Now, less than a month later, it appears that both have been abandoned.

There are some 44 floors of the tower unoccupied at present; and since the number of vacancies to come is essentially a function of the length of the bear market, there could be no serious question of an open-ended commitment to first acceptance by The Stock Exchange. The premium to be paid on the Hoblyn precedent is reportedly some £170,000 per floor; and there is in the matter of rental income Stock Exchange charity may begin at home, but not on such a scale as that.

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Stock Exchange</h3

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appraisal of your service
before entering obligations.

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to the same, also for inci-
tions and variations for
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returns. Offers.
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ited Exports Agent. Net
Staff. £10,000. Box 2882 D. The
Times.

**COMPANY MEETING
NOTICES**

Notice is hereby given that the
100th Annual General Meeting
of the Van Diemen's Land Company
will be held at the Swan Hotel,
London EC2 at the 1st Sub-Session
1974 at noon.
By Order of the Comr.
R. L. HYLAND,
Secretary.

**MISCELLANEOUS
FINANCIAL**

ST. HELENS COUNCIL
BILLS. Issued 21 October
1974. 11-13 1-22 £750,000 Bills
£3.5m. Receipt Bills maturing 29
October 1974. Total of Bills now
outstanding £1.5m.

BERKSHIRE COUNTY COUNCIL
BILLS. £5,000,000 offered. Due 8
Jan. 1975. All issues. £18,250,000
outstanding. £7,500,000 outstanding.

LEGAL NOTICES

THE COMPANIES ACT 1948 in
the Matter of CONSULT HEAT
Engineering Limited. Nature of
Business: Heating Engineers
WINDING-UP ORDER MADE 7th
October 1974. DATE AND PLACE OF FIRST
MEETINGS: 13th November
1974, at Room 220 Atlantic House,
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THE COMPANIES ACT 1948 in

Higher interest rates slice margins at Rush & Tompkins

Much as expected some five months ago, opening results of the Rush & Tompkins Group of property investors and residential estate developers have been hard-hit by the economic uncertainties. Though net income before interest and expenses held up fairly well (Mr. Derek Palmer, chairman, blames substantially higher interest charges for slicing taxable profits from £869,000 to £220,000), turnover in the half-year to June 30, however, advanced from £10.15m to £11.76m. Attributable profit was also

Vincent up 23p on offer price

In an agreed bid, Pilkington Brothers, the giant, St Helens-based glass group, is offering a total of £1.86m for Kitson's insulation. The equivalent price per share of about 74p is way above Kitson's price of 48p before the news.

Terms of the offer, for all the 2.5m ordinary other than the 100,000 Pilkington already owns, are seven. Pilkington (valued at 160p each) for every 15 Kitson's. Directors of Kitson's unanimously recommend acceptance and will do for their holdings.

ATLANTIC ASSETS TRUST LIMITED



NEW INTEREST IN THE FAR EAST

The Sixty-Second Annual General Meeting of Atlantic Assets Trust Limited will be held on 22nd November, 1974 at the registered office of the Company, 1 Charlotte Square, Edinburgh.

The following are extracts from the Review of the Chairman, Mr. J.V. Sheffield, which has been circulated with the Report and Accounts for the year ended 30th June, 1974.

We continue to believe that, in spite of the temporary surplus of certain commodities that may result from the developing economic recession in the world, we are living in an age of shortage and that the ownership of large reserves of natural resources provides the best long term protection against inflation.

We also see an increasing need for financial services of all kinds in a world where there are insufficient savings to support the investment on which the future of the world depends.

It is against this background that we decided to acquire a substantial stake in the Singapore company, Haw Par Brothers International.

TEN YEAR RECORD(PARENT COMPANY ONLY)

Year to 30th June	Net Total Assets	Asset Value per Ordinary 25p Share (a)	Gross Revenue (a)	Ordinary Dividend per 25p Share (a) (subject to tax)
	£'000	p	£	p
1965	6,048	14.37	242,334	0.21 + 0.16(f)
1966	8,304	24.69	270,328	0.31
1967	9,941	33.33	264,893	0.31
1968	18,300	71.98	340,383	0.31
1969	21,803	63.93	408,986	0.31
1970	19,505	54.00 (b)	523,240	0.63
1971	25,303	77.97 (b)	527,810	0.63
1972	29,072	100.42 (b)	631,417	1.00 (actual)
1973	44,405	142.00 (c)	760,325	0.80
1974	26,169	84.77 (d)	786,565	0.80

Notes:
Adjusted for 3 for 1 scrip in 1969. (b) Assuming full conversion of Edward Bates Convertible
an Stock. (c) Assuming full conversion of outstanding Warrants. (d) No dilution arises from the
conversion of Interest Free Notes 1976 nor from the exercise of outstanding Warrants.
Excluding Double Tax Relief. (f) Special.

GROUP HOLDINGS Ranked by value at 30th June 1974.

Amount	Stock	Value* £	Percentage Portfolio*
380,257	Save & Prosper Group	5,703,855	25.6
4,532,499	Edward Bates & Sons (Holdings)	4,849,774	21.7
63,600	Industrial Mineral Ventures Com.	1,257,072	5.6
\$700,000	Industrial Mineral Ventures 10 per cent Sub. Debts.	1,161,801	5.2
115,000	European Community Trust	1,119,630	5.0
791,679	Yukon Consolidated Gold Corp. Com.	1,071,780	4.8
\$3,161,000	Yukon Consolidated Gold Corp. 1-10 per cent Conv. Promissory Notes 1988	933,376	4.2
146,160	Pennzoil	522,100	2.3
55,000	Dover Corp.	500,000	2.2
26,250	Nederlandse Scheepvaart Unie	478,042	2.2
25,000	North Sea Assets		
940,000	Glenisla Investments		
	including London Premium in the case of non-sterling securities.		
Ten Holdings		17,597,430	78.8

Overseas gains keep Lamson well ahead

By David Morris

Overseas profits, which more than doubled on 40 per cent increase in turnover, helped Lamson Industries, now a subsidiary of the Moore Corporation of Canada, to do rather better than expected over the first nine months of this year.

Against a current price for Barrow Island crude of \$A1.97, Ampol has asked for the

equivalent of \$6.12 a barrel. Mr Rex Connor, the Australian energy minister, has already said the Government opposes Ampol's application.

Production at Barrow Island, where Ampol has a one seventh interest, declined last year from 14.7 million to 13.9 million barrels. After a lower tax charge, Ampol's net earnings improved to \$151,000 to \$2.87m.

Ampol dividend warning

Ampol Exploration has cut its final dividend from 3c to 2c a share, leaving the total for the year down from 6c to 5c a share.

The company gives a warning that a further percentage price increase is obtained for crude oil from Barrow Island. It is most unlikely that any further dividends will be paid.

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Assets decline at Burma Mines

Revealing that the net asset value has dropped from 6.85p to 5.3p a share, the board of Burma Mines state there have been no further developments on the £750,000 compensation awarded in respect of the take-over of the company's assets.

Net revenue for the six months to 30th June amounted to £3,538 (£3,650).

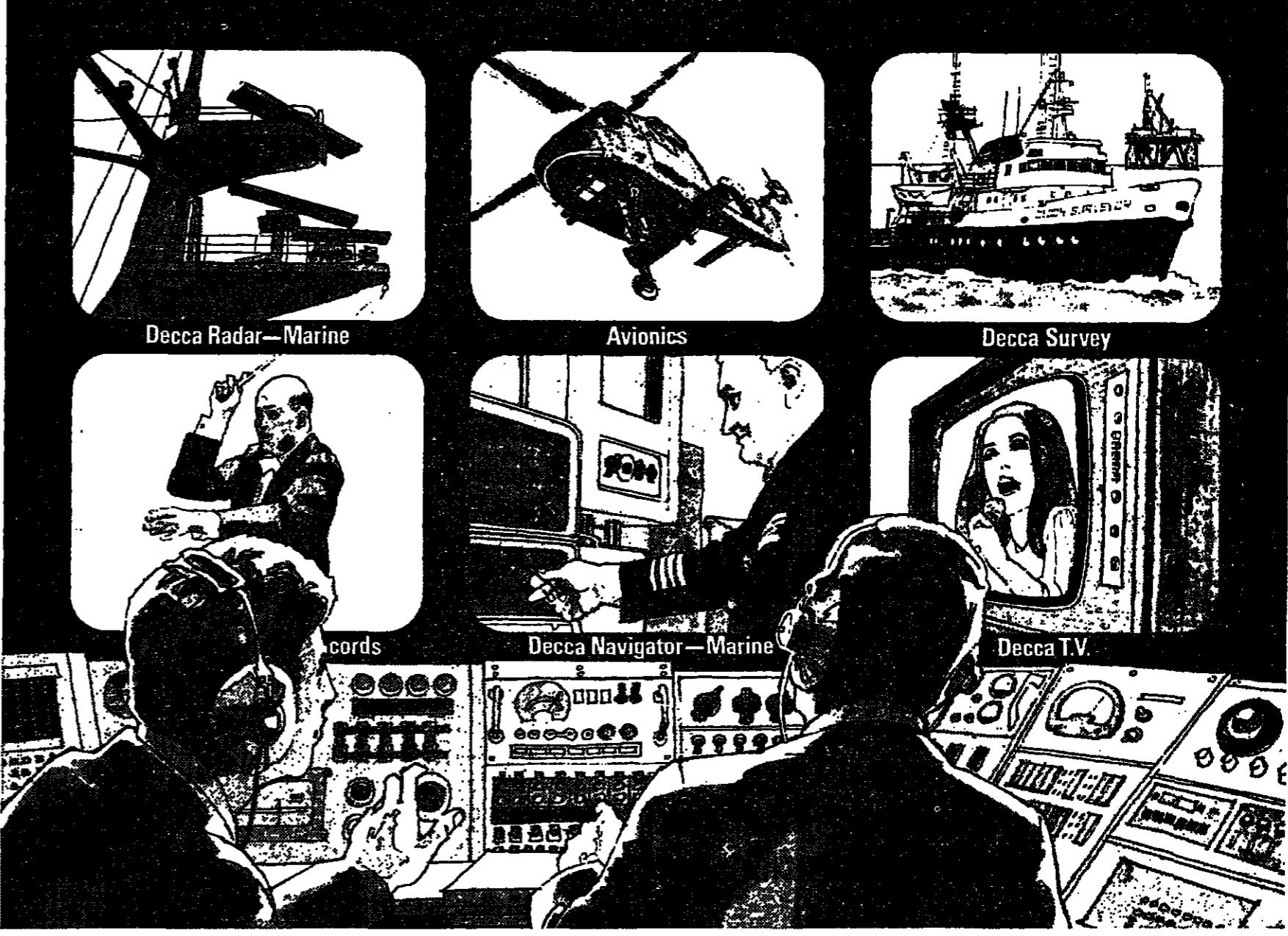
Latest dividends

Company	Ord	Year	Pay	Year's	Prev
Allied Irish Banks (25p)	Int	2.37	2.13†	5.05	4.54†
Ampol Expl. (50c)	Fin	3.05	3.05	16.12	6.04
Asbury & Madeley (5p)	Int	0.41	0.39	15.1	1.17
BPB Inds. (10p)	Int	4.32	4.0	16.1	—
Down Bros. (10p)	Int	1.04	1.0	13.1	—
Eng. & Int. Tst. (25p)	Int	1.56	1.5	29.11	4.62
Exxon (57.04)	Fin	15.59	12.52	20.12	42.75
Imperial (25p)	Int	3.23	3.0	22.22	3.67
Minster Assets (25p)	Int	1.3	1.25	10.1	3.15
Rush & Tompkins (25p)	Int	1.86	1.87	—	4.99
O. C. Summers (25p)	Int	1.95	1.42	—	1.42
C. & W. Walker (25p)	Int	1.95	—	—	—

† Adjusted for scrip. \$ Cents.

LEISURE & GENERAL

AMERICAN BRANDS
Mr T. Porter, chairman, told meeting current year so far should show improved profits and there is better outlook than year ago.



"...during the past year, as throughout its history, Decca has wanted neither for the creative ideas nor the resources to develop and market them."

Sir Edward Lewis

I am again able to report another successful year's trading. Consolidated turnover increased by seventeen per cent to £136,600,000, including exports of £28,000,000 which rose by £3,700,000.

Deducting interest payable of £1,388,000 against £1,322,000 for the previous year, the pre-tax profit amounted to £15,904,000, an increase of £822,000.

After taxation including U.K. Corporation Tax at 52% against 40% and minority interests and a special foreign exchange credit of £124,000, net profit amounted to £7,496,000, against £9,224,000 for the previous year.

We are recommending a final dividend of 6.025425p per share, making 8.125425p for the year against 8.085p last year, the maximum permitted under government regulations.

Net capital investment in fixed assets for the year totalled approximately £8,500,000, a sum about equal to the total of depreciation and undistributed profits. Current assets exceeded current liabilities by £40,000,000.

Exports amounted to a record £28,000,000 against £24,300,000. Overseas trade, including direct exports, rose from £58,600,000 to £65,200,000.

In the course of reviewing the Group activities Sir Edward said:

The record and tape side of the business again made a major contribution to the year's earnings with lower profits in North America offsetting increases elsewhere.

Colour television again provided our largest individual growth area in sales with profits in the first half year showing a sharp rise. Although sales showed a further increase during the second half, profits were lower mainly owing to increasing pressure on costs. Profits for the 12 months including results from mono television, audio and radio activities were nevertheless marginally ahead.

The growth of the Navigator system continues with new orders for transmitting equipment providing wider markets for receivers.

There was an advance in both turnover and profits of our Survey Group.

All sections of our Radar business have been fully engaged with turnover considerably ahead of last year.

THE CURRENT YEAR

I turn now to the current financial year and I am pleased to tell you that we have succeeded for the first six months in increasing our sales of colour television receivers over the

comparable period last year and in obtaining a greater share of the market. After a quiet period U.K. record sales are again rising. Sales of capital goods continue buoyant in home and export markets with orders in hand larger than at any previous time.

Profit margins in the home market are lower and it is to be hoped that some relief will be obtained from the relentless pressures on manufacturing and other costs and that the government will take a more realistic attitude to selling prices which have such impact on employment and viability. As already reported, we anticipate lower profits on the consumer side for the six months ended September 30th last, partially offset by an increase in profits on capital goods.

You may already have gathered that, for the full twelve months, some reduction in profits is expected though, subject to unforeseen circumstances, this should be of modest proportion.

Our activities, said Sir Edward, are wide-ranging and I think they show that, during the past year, as throughout its history, Decca has wanted neither for the creative ideas nor the resources to develop and market them.

Summary of Results for 4 years ended 31st March

	1971 £'000	1972 £'000	1973 £'000	1974 £'000
Group turnover	66,700	81,800	116,400	136,600
Overseas turnover, including direct exports	38,400	44,400	58,600	65,200
Profit before Tax	3,004	7,063	15,082	15,904
Profit after Tax	1,548	3,858	9,224	7,496
Ordinary & "A" Dividends	1,590	2,025	1,521	1,528
Balance added to unappropriated net profit	(113)	1,762	7,631	*4,837

*After charging exceptional tax items

FINANCIAL NEWS

Adverse factors are threatening to spoil Brit Sidac growth

By Tony May

In spite of achieving a fine interim result, British Sidac, the cellulose film group, is again omitting a dividend, and refraining from making a forecast of the second half.

This is because there has been a slowdown in the rate of incoming orders—particularly in export trade—while market uncertainty and industrial relations problems are other worries.

First half profits leapt 82 per cent to £1.3m, on sales of £15.15m, against £10.5m. Last year the group's accounts ran for only nine months but nevertheless profits were a record for the group at £1.4m, against £1.25m a year earlier.

Trading figures for the year, which is now owned by UCB Investments of Belgium, jumped from £1.49m to £2.56m.

Net profits are nearly doubled at £603,000, before deducting a relief payment of £361,000 (against nil) to a holding company and adding tax relief on losses of this unit of £188,000 (nil). The annual profit position is more than adequate.

Robt Bradford's interim profits up to £2.6m

Insurance and underwriting agents Robert Bradford (Holdings), wholly-owned subsidiary of Minster Assets, reports pre-tax profits for the opening six months of 1974 showing an increase from £2.05m to £2.6m. Net profit increased from £1.14m to £1.38m after minorities.

The board also states that about £6m, unrealised depreciation in investment losses of £1.3m, and the substantial tax relief which is available have been taken into account in the latest figures.

Notwithstanding this, the board adds that the resulting net asset position is more than adequate.

Astbury & Madeley

Including three new subsidiaries taxable profits of

Astbury & Madeley, the Birmingham metal fittings stockists and builders, increased just 54 per cent to £165,000 in the six months to June 30. The dividend is up from 0.39p to 0.44p.

Sheerwood may sell

Negotiations are taking place which may lead to Central & Sheerwood Trust selling for an undisclosed cash sum. De Jongh's Machinefabriek, a Dutch manufacturer of concrete mixers and hoists. Annual sales are about 8m florins (£1.27m). The potential buyers are A van der Plomp and P. Lutjink.

Last year Sheerwood boosted

taxable profits from £2m to £2.83m. On the industrial side it is involved in supplying cranes for North Sea drilling rigs.

Jones Stroud-J Cash

A persuasive case for acceptance of its higher offer of 150p cash a share is put to shareholders of J. & J. Cash by Mr Philip Jones, chairman of the company. He points out that Cash is forecasting a loss of £26,000 this year, that the chairman has said that next year will be difficult, and that the dividend is being maintained only from reserves.

Mr Jones argues that by accepting and reinvesting, Cash shareholders will be able to increase very considerably their annual income and retired employees will receive all their pension entitlements.

Wallis-Matthews

F. J. Wallis has completed the purchase of six supermarkets from Matthews Holdings which at present trade under the names of Matthews or Memorys. The supermarkets will trade under the name of Wallis Supermarkets from November 4-5.

Estate Duties Inv

Including interest of £129,000 (£50,000) earned on surplus funds, pre-tax revenue of Estate Duties Investment Trust rose 30 per cent to £584,000 in the half to September

30. The dividend goes up from an adjusted 3.75p to 4.1p.

The net proceeds of a recent rights issue amounting to £5.3m were received in July and it is not expected that any material amount will have been invested by the end of the period.

Stock markets

The basis is of 58p cash per ordinary, compared with a market price of only 27p.

Some Trutex directors have irrevocably undertaken to accept, or procure acceptance, on over half the equity.

Preference holders will be offered 110 cash share (par £10) each as a good buy in the boys' wear field. Trutex is a leading manufacturer of school and leisure clothing for children. Also, the activities are complementary to Tootal's developing strengths in menswear, and will also bolster its position in girls' wear.

Trutex is being advised by Samuel Montagu, Tootal by Morgan Grenfell.

EVANS & OWEN

In year to March 31 turnover £409,000 (£166,000); net pre-tax £61,000 (£15,000 loss). Again no

AMERICAN EXPRESS

In nine months to September 30 pre-tax profit £21.2m (£11.2m). Mr Howard Clark, chairman, says increased travel and financial earnings offset insurance decline.

BARCLAYS IN MADRID

New office in Madrid formally opened by Barclays Bank International.

LOMBARD AUSTRALIA

Taxable profits £2.7m (£4.1m) for 1973-74 and the applicable from £1.7m to £1.3m. Issued capital went up from £7.5m to £12.4m in year following issue of further 7m shares to British parent.

Shorts

"Shorts" opened 1/32 point higher, but drifted down in the morning to stand a shade off by midday. But there was some steady up towards the close when most prices were at overnight levels. An easier tendency developed again after hours and eventually prices were 1/32 point down when closed.

A power rise on Wall Street overnight brought early gains in shares in the multi-national traders. But this attempt to continue the advance of the previous day was soon quenched by nervousness ahead of the meeting of the miners' leaders.

By the end of the day, ICI (155p), Beecham Group (145p), Courtaulds (68p), Fisons (185p) and Glaxo Group (228p) were all a few pence lower. Of the more directly Wall Street orientated shares, only Rank Organisation "A" (115p) remained firmer on the session.

Oil shares traded cautiously while awaiting developments in the Middle East situation. The end of the session saw BP (272p) and Burnham Oil (157p) little changed after having recouped penny losses.

Among the United Kingdom industrials, shipbuilding shares continued to look for nationalisation terms above present share price levels. Yarrow (102p) moved up sharply on thin trade, and Swan Hunter (77p) and Vickers (96p) continued to advance.

But BLMC (9p), GKN (156p) and Tube Investments (170p) attracted little interest. Shares

Stock markets

Sorry day for gilts

The stock market delivered its more considered response to the Queen's Speech yesterday, in the form of a sharp fall in the gilt-edged market. Equities found few buyers and share prices turned down at the end of the day after reports that the miners' union executive had recommended rejection of the coal board's productivity plan.

Gilts were very weak. The Queen's Speech on Tuesday outlined our new proposals for reducing inflation, and the market was unsettled by the continuing prospect of rapidly rising wages and prices. The high way awards to Scotland were a major factor in the wave of disquiet.

Most damage was done at the longer end, where they yield on Consols 4% exceeded 17 per cent for the first time. "Longs" dropped by 5 point. "Mediums" were weak, but fell back by only 2 point and are still not showing record yet.

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insurance shares were a penny or two better, with Commercial Union new shares again seeing a good trade. Properties, however, gave up a penny or two due to lack of support.

With London bullion prices providing less excitement, gold shares gave ground. Turnover was reduced but profit-taking sellers clamped 150p off President Steels (118p), and rather less of Blyevers (920p), President Brand (f1) and Vazal Reefs (529).

Equity turnover for October 29 was £45.4m (14,269). Active stocks yesterday were ICI, RTZ, Commercial Union news, De Beers deferred, Bars, Courtaulds, GEC, Unilever.

Broking merger off

Although talks between Fenn & Crosthwaite and Montagu Loeb Stanley were amicable, the two broking firms have decided to terminate their merger negotiations.

Briefly

ASHLAND OIL

Hutchison Int'l has brought for 55,000 shares bringing total holding to 6.2 million shares (18.2 per cent).

OVENSTONE INY

Interim pre-tax profit R4.2m (£3.2m). Earnings 16.83 cents (12.2 cents) a share. Second-half profit expected to exceed first.

DENAG AG

Current earnings position unsatisfactory because heavy cost increases cannot be fully passed on in selling prices. Orders in hand at end of September a record DM1,800.

SCHLUMBERGER

Income in third quarter 29 per cent higher at \$286m and net profit 60 per cent up at \$39m. Higher margins result of continued strong oilfield activity.

DOWN BROS MEYER

Interim sales £3.6m (£2.9m) and pre-tax profit £456,000 (£404,000). Earnings stay at 1.9p a share. Steps taken to raise production.

FUNDINVEST

Net revenue last term £227,000 (£203,000). Total dividend 2.22p (1.86p).

ENGLISH & INT TRUST

Interim gross income of trust £204,000 (£200,000) and of Anglo-Swiss Amalgamation £183,800 (£187,000). Net asset value 61.1p (51.0p) a share.

WILLIAM LAWRENCE

First-half profits £140,000 (£143,000) before tax on turnover of £1.35m (£1.37m).

C & W WALES HOLDINGS

Taxable profits £69,000 (£52,000) on turnover of £1.65m (£1.18m). Earnings a share 3.5p (4.3p). Dividend 1.95p (1.42p).

CUSSONS GROUP

Turnover in first half was well above last year's levels, but profits are expected to be unchanged.

NEW RIVER

Interim pre-tax profits leapt ahead from £174,000 to £1.12m—first time that this tea and steel stockholding company has passed 5m mark. Result reflects merger with Namibia Tea for first time. Turnover went almost from £4.6m to £7.5m and earnings a share were 13.23p against 9.52p.

RANDALLS GROUP

Pre-tax profits advanced £13,000 to £262,000 out of sales 15 per cent higher at £8.24m in six months to June 30.

MCLEOD RUSSEL

Taxable profits leapt ahead from £174,000 to £1.12m—first time that this tea and steel stockholding company has passed 5m mark. Result reflects merger with Namibia Tea for first time. Turnover went almost from £4.6m to £7.5m and earnings a share were 13.23p against 9.52p.

WE REAFFIRM THAT ALL THE ADVANTAGES OF THE TAKEOVER

WOULD ACCRUE TO GFSA SHAREHOLDERS AT YOUR EXPENSE.

YOUR DIRECTORS AND ADVISERS, HAMBROS BANK AND BARCLAYS NATIONAL MERCHANT BANK,

STRONGLY ADVISE YOU TO REJECT THIS OFFER.

DO NOT COMPLETE THE ACCEPTANCE FORMS SENT TO YOU.

30th October, 1974.

Responsibility. The above letter comprises the takeover statement by the Directors of Union Corporation in response to the GFSA document of 23rd October, 1974. The Directors collectively and individually accept full responsibility for the accuracy of the information given in this statement in respect of Union Corporation and certify that they have made all reasonable enquiries to ascertain all material facts. To the best of their knowledge and belief there are no material facts the omission of which would make any statement herein, when read with the statement dated 7th October, 1974 in respect of Union Corporation, false or misleading.

Deals. Neither the Directors nor Union Corporation have dealt in any shares of Union Corporation or of GFSA or of their controlling or controlled companies since 7th October, 1974. Changes in Financial Position. Apart from changes in the normal course of business the present financial position of Union Corporation is not materially different from the position described in your Directors' statement dated 7th October, 1974.

Copies of this statement in English and in French may be obtained from:

Union Corporation Limited, 74/78 Marshall Street, Johannesburg. Union Corporation (UK) Limited, 95 Gresham Street, London, EC2. Lloyds Bank International (France) Limited, 43 Boulevard des Capucines, Paris and, Banque de l'Indochine, 96 Boulevard Haussmann, Paris, France. Credit Suisse, Paradeplatz 8, Zurich and, Swiss Bank Corporation, 1, Aeschenvorstadt, Basle, Switzerland.

Stock markets

Sorry day for gilts

The stock market delivered its more considered response to the Queen's Speech yesterday, in the form of a sharp fall in the gilt-edged market, as well as in the stock market. Equities found few buyers and share prices turned down at the end of the day after reports that the miners' union executive had recommended rejection of the coal board's productivity plan.

The best performances came from the store shares, where the hope of Budget moves to ease price restraints continued to run high. At 123p, Mothercare again found the buyers who have been attracted by this week's trading report. Boots (135p), British Home Stores (175p) and Marks & Spencer (128p) all moved higher, although trading was thin.

Food shares, however, were less active, the fall of the previous day. De Beers closed 4p off at 105p following the chairman's report on current trading experience.

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Secretarial and General Appointments also on page 29

SECRETARIAL

SECRETARY TO A PARTNER

Westminster firm of Consulting Engineers require an experienced level-headed girl with shorthand to work as a senior secretary to a partner.

Salary will probably be not less than £2,000 per annum according to age and experience, plus LVS and contributory pension scheme.

Please write giving personal and career details to:

Mrs S. C. Rooker
BINNIE & PARTNERS
Artillery House, Artillery Row, Westminster
London SW1 1RX
or telephone: 01-222 7755, extension 216

EXPERIENCED SECRETARY

required by the Chief Executive of one of the largest superannuation funds in the country. The successful candidate will be expected to cope efficiently and confidently with matters at senior levels and should have a good educational background and some shorthand. Preferably she should be about 25 years old with a good educational background and good shorthand and typing speeds.

The Funds is situated in very modern offices a few minutes from Moorgate tube station. Salary negotiable.

Please apply to: THE DARTY SECRETARY,
POST OFFICE STAFF SUPERANNUATION FUND,
67 Chiswell Street, London EC1V 4SX.

MARKET RESEARCH

An experienced Secretary with a flair for administration is required to join the Market Research department of an International Telecommunications Company.

Salary will be dependent on experience, but will exceed £2,100 p.a. Benefits include a staff restaurant, 4 weeks' annual holiday and pension scheme.

To apply, telephone Mrs. Pass at Cable and Wireless Ltd., on 242 4433, ext. 211.

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Mrs. Flack, 142-144 E.C. 4.

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Secretary to Readers' Promotions Manager
Secretary to Home Planners, Special Reports

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Freda Reed, Employment Manager, on 01-837 1234

Extension 6181.



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Box 2640 D, The Times.

SECRETARIAL

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3 weeks holiday
Salary £2,300 negotiable plus
L.V.S.

Phone Mrs Reynolds
242 6531

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Royal College of Surgeons,
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Secretary required to join the

secretariat of this surgical

and orthopaedic association

essential. Salary on general

£2,200 inclusive.

Part-time, the equivalent of

3-4 days per week, would be considered.

Please apply in writing to

Mrs M. Bennett at the above address.

MANAGEMENT
SECRETARY

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City

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one of the managers of

the International Banking

Division concerned with

Scandinavian Banks

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100 wpm shorthand/typing.

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100 wpm.

Please ring or write to Miss L.

Williams, Williams Gilt

Bank, 53 Fleet Street, EC4.

Tel.: 01-837 3477, ext. 145.

SECRETARY PA
£2,500

The chairman of the American

Institute for Foreign Study,

an educational travel organiza-

tion, needs a

girl with

good shorthand and

typewriting.

Good knowledge of

French, Spanish, German

and Italian.

Good telephone

experience.

Good organisational

and administrative

skills.

Good computer

knowledge.

Good organisational

and administrative

skills.

Good organisational

Motoring

Turin's two top attractions almost unknown

The two star attractions at the 1974 Turin Show, the first to be held in Italy since 1972, are a neat family car and an elegant sports coupé which few people have ever heard of. They are the Hyundai Pony and Ace of 1974.

The Hyundai motor company is rearing. Its chief executive is Mr George Turnbull, former managing director of British Leyland, and he seems to have created a manufacturing complex and to have the Pony in production by the beginning of 1976, finally, it will be sold only in Korea later it will be exported, mainly to Eastern markets.

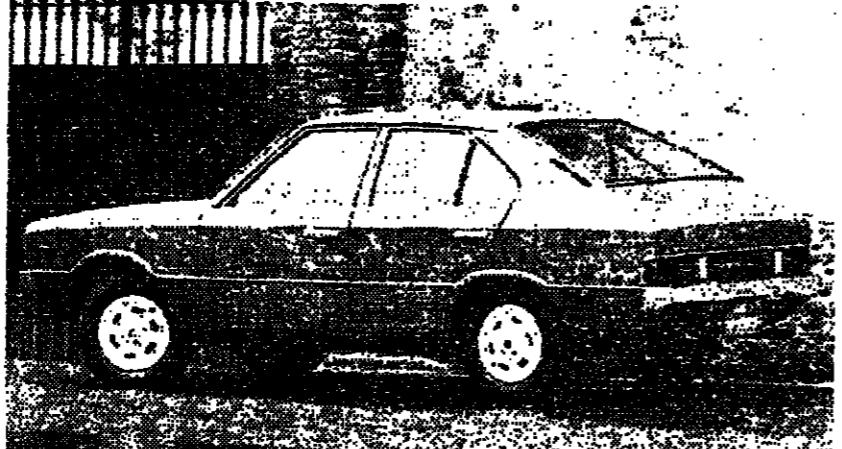
The Pony looks a typically European four-seat saloon, with clean, slightly bulbous lines. It recalls to mind the Volkswagen Passat; that is no coincidence, because the two cars have the same stylist. He is Mr Giorgio Giugiaro, of Ital-Design, the studio-production engineering consultancy, which has been involved in the creation of many of Europe's latest cars, among them the VW Golf, the Isuzu and Alfa Romeo Alfetta GT.

Under its attractive exterior the car breaks no new ground. As a matter of policy it has been made as simple and strong as possible because it is Korea is barely at the beginning of its motorisation. Away from a network of modern highways, roads are badly surfaced and for most part unmetalled.

The engine is the Japanese Mitsubishi Company's Saturn, a 1.25 litre in-line four cylinder with a single overhead camshaft. It was chosen for the car, and will be manufactured under licence in Korea, because of its durability which, according to George Turnbull, is unrivalled. Transmission by four speed synchromesh gearbox and a propeller shaft to the rear wheels. The front suspension is by coil spring and damper struts (as like a Ford Escort, for example) the beam rear axle has leaf springs, it may be old fashioned but are easy to make and maintain.

The steering, which is the recirculating ball type, and the disc front and drum brakes have been designed by two British firms, Burman and Gilling, and will be made under licence by Hyundai. Despite its thoroughly peasant appearance, the Pony is as mechanically to the typical peasant car. The interior, however, is the decorative excesses that the peasant often equates with good taste, is plain, functional and should be easy to live with. Standard equipment the car will include reclining front seats, electric screen washers and reversing lights.

At present 90 per cent of the total number of cars in South Korea



South Korea's Hyundai Pony, announced at the Turin Show, will have British steering, clutch, brakes and instruments.

are used as taxis, and many of the first Ponies to leave the assembly line will be used to ply for hire. But South Korea is prospering in the way that Japan boomed in the 1960s and by 1980 Hyundai believes that 90 per cent of the cars there will be in private use. Van and open pick-up versions have been planned for early production. So far, the only Pony cars in existence are five hand-made prototypes.

Whether the Ace of Clubs coupe will go into serious production is uncertain. Initially, a small batch is likely to be made to test the market but if the decision is taken to mass produce there should be no difficulties. Like the Pony saloon, it has been designed and engineered from the outset to be made on an assembly line. It has exactly the same mechanicals as the

on the motor car and to remember that it was responsible for a great deal of the liberty modern man enjoys.

A statement by the company suggested that the time had come to reconsider the austerity programme introduced by the Italian Government after the energy crisis to curb consumption of fuel. According to Fiat, the oil companies have enormous stocks of petrol, which cannot be exported but Italian motorists cannot buy it because it is too expensive. In the first six months of this year petrol consumption in Italy has fallen by more than 6 per cent compared with the same period of 1973.

Perhaps surprisingly in view of the current economic situation in Italy, in labour unrest, ineffective government and worse inflation than we have here, Innocenti, British Leyland's Italian company, is quite confident about its prospects.

Its Bertone-designed three-door version of the mini has been enthusiastically received and Innocenti, which is the only Italian car producer not to have worked short time this year, thinks it ought to have a busy 1975. Production may come close to its capacity limits of 100,000 cars, mainly minis but also including the Rover 1000. An Italian version of the Austin Allegro but contrived to look rather more elegant than the British version.

The cars were not available for driving when I saw them at the Ital-Design factory on the outskirts of Turin and their performance and handling are therefore unknown quantities. But they will probably be in much the same class as the smallest engine of the Colt Lancers being imported into Britain.

Apart from the pair of Hyundai cars,

the main attention getters at Turin are the new Fiat 131 Mirafiori saloons and estate cars, which replace the 124 models. The 131, which my colleague Peter Waymark described fully in last week's column, is a straightforward car. It has been welcomed by Italian motorists, who are showing signs of being prepared to regard the motor car as a means of personal transport rather than a vehicle for self expression.

The very high price of petrol—(a gallon costs the equivalent of 90p)—has persuaded the Italian driver to slow down. The speed limits are 60 mph on main roads outside towns and 70 mph on the autostrada. Much to my surprise they are being almost universally obeyed. The high price of petrol and not the fear of prosecution appears to be the reason, because you can drive for hours on the autostrada without seeing a police patrol.

Italy, like most other European countries, is experiencing a sharp cut in car sales. Fiat, which dominates the home market to an extent unknown in most other car-producing countries, forecasts a reduction of about 17 per cent in domestic registration this year.

In an open letter to the international press on the eve of the show yesterday, Mr Giovanni Agnelli, Fiat's President, urged the authorities to stop picking

Stuart Marshall

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Broadcasting

beds United! Colin Welland's multitudinous drama tonight, is not about football it attempts to recreate the 1970 strike of clothing workers in the city (BBC1 9.25). Monty Python, the up-market rib tickler, returns to devoted fans (BBC2 10.00). Manive spotlights the sex therapy clinic (BBC2 10.00). Diamonds are up for auction in Girl's Best Friend (BBC2 8.45). Westminster comes under discussion in People and Politics (ITV 11.15) but earlier Jeremy Thorpe moves along the Thames embankment from the National Liberal Club to show us the Inner and Middle temples as A Place in History (ITV 10.30).—L.B.

IC1

BBC 2
5 pm. Penitamp, 12.55. 6.40 pm. Early Years at Health, 12.00, Rainbow, 12.15 time Newsdesk, 1.30, Themas, 4.25, Voyage to the Bottom of the Sea, 5.20, 45, 55. News, 6.00, ATV Today, 6.30, Crossroads, 7.30, Good Bony, 11.30, Gardening, 12.00-12.15 am, What the Papers Say, 5.00 pm. News, 6.00, Today.

Top of the Pops, 8.00 pm. Sykes, 8.30 pm. Weather, 8.45 pm. Play, Leeds—United by Colin Welland, with Lynne Perrie, Elizabeth Spriggs, Bert Gaunt, Stan Stennett, Lori Wall, Peter Willis.

News, 8.00, Nationwide, 8.30 pm. Tomorrow's World.

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any of these categories tel:

01-837 3311

DEATHS**IN MEMORIAM**

CARLISLE—On October 30th, 1974, Mrs. Royce Australasia, G. S. Air Force Royal Australian Air Force, Royal Australian Air Force, died at her home in London. She was 60 years old. Her husband, Mr. Maurice Australasia, died in 1968.

DALTON WHITE—On October 28th, Dalton White, much loved husband of Edna Dalton, died after a long illness. Funeral service at Lancing Crematorium, West Sussex, on November 1st at 10.30 followed by cremation. Interment at 12.30. Sprays of flowers to the Garden of Remembrance, Cornwall, in memory of the Plymouth and Cornwall family. Donations to the National Hospital, Homerton, E. London, or to the Lloyds Bank, Fawley, Hampshire.

DUNDEE—On October 26th, 1974, peacefully in hospital at a long life, Mrs. Helen McLean, aged 86. No flowers please. But donations to Royal British Legion.

DENNING, MARGERY, KATHERINE D. (Mrs. Edward Denning), C.I.E.—I.C.S. (retired) and mother of Captain and Mrs. Denning, died on November 1st at 10.30 followed by cremation at the Garden of Remembrance, Plymouth and Cornwall, in memory of the Plymouth and Cornwall family. Donations to the National Hospital, Homerton, E. London.

FOWLER—On October 29th, 1974, at his home, 37 Little Green, Southgate, Middlesex, Mr. and Mrs. John Fowler, late husband of Muriel, mother of Sheila, Margaret and Michael, and grandfather of three children. Service at St. Mary's Church, Southgate, on Friday, October 31st, 1974, at 1.15 p.m., followed by cremation.

HILES, ROSEMARY SARAH, of Waverley, Hong Kong, and wife of Kenneth Hiles, died on November 1st at 10.30 a.m. in Hong Kong. She is survived by her son-in-law, Hugh Milner-Owens, and grandchildren, Pauline and Helen Owens.

JONES—Student, on October 29th, David John Jones, C.B.E., formerly town clerk Rhondda, of Great Orme, Port Talbot, and his beloved father of Edna and devoted father of David, died on November 1st at 10.30 a.m. in London.

KARMIKASHI—On October 29th, suddenly at home in Karmikash, much loved husband of the late Anne Karmikash, died on November 1st at 10.30 a.m. in London.

KIMMITH, CLIFFORD RICHARD, Kimmith, C.B.E., (R.A.F.), suddenly at home in Kimmith, much loved husband of the late Anne Kimmith, died on November 1st at 10.30 a.m. in London.

LAWRENCE, LEON, C.B.E., at his home, 146 Highgate Hill, Highgate, London N.6, died on November 1st at 10.30 a.m. in London.

LYNN, ROBERT, of 146 Highgate Hill, Highgate, London N.6, died on October 27th at Ninewells Hospital, Dundee, after a short illness. Beloved brother of the late Anne Lynn and of Maurice Funeral at 1.30 p.m. on Monday, November 4th, at St. Columba's Church, Dundee.

MARSHALL, JOHN, of 306 Grosvenor Gardens, Knightsbridge, London SW.1, died on October 28th, at Queen Charlotte's Hospital, London SW.1, in the care of his daughter, Heather, and son, Douglas-Hamilton, a son, to John and Heather, and daughter, Heather, and a brother for Richard, Virginia.

MATRIS—On October 28th, at Queen Charlotte's Hospital, London SW.1, Mrs. Matris, a daughter of Frances, Mary, and Terence, a welcome sister for Douglas.

HATHAWAY—On October 25th, Heather (née Coates), and Keith Hathaway, daughter of Rachel, Michael, and Christopher, Londons, to Caroline and Bill Thompson, a daughter for Susan.

MURCH—On October 28th, to Bryan, on his 21st birthday, good and happy always. Miss. Dad, Ken.

MARRIAGES

BOULT—Congratulations, Bryan, on your 21st Birthday. Good and happy always. Miss. Dad, Ken.

FORD—A service of Thanksgiving for the life of the Rev. Mr. Gordon Ford, of 106 Grosvenor Gardens, London SW.1, will be held at Hampstead Parish Church on Friday, November 1st at 6 p.m.

WYLIE—On October 29th, and die in hospital, of 33 Enterprise Avenue, London NW.1, Mr. and Mrs. Alexander Wylie, Cremona will take place on Friday, 1st November.

NORTON—A service of thanksgiving for the life and widow of Mr. Charles Norton, M.C., the first Lord Mayor of Westminster Abbey at 8 p.m. on Tuesday, November 1st.

PERRET—On Oct. 28 at Whitchurch, Heref., Ellen Rachel Perrin, beloved wife of Rev. Mr. Perrin and mother of Ruth Anna, Rev. Canon and General M. J. Perrin, and Rev. Canon and General G. A. Perrin, will be present at the funeral.

PERCY—The service of thanksgiving for the life and widow of Mr. Percy, of 11, Grosvenor Gardens, London SW.1, will be held at St. Mary's Church, Whitchurch, No. 10 November.

ROBERTS—On October 29th, and die in Cardinal Mansions, London SW.1, Mr. and Mrs. William, beloved husband of Evelyn and late of the 6th Duke of Beaufort, died at 11.15 a.m. at St. John's Church, London SW.1.

SIMPSON—On October 26, 1974, Maurice, Envoy of 15 Rue Alber Marais, Paris, France, died in his loving husband of the late Lord Northcliffe, died on November 1st at 10.30 a.m. in Paris.

WYLIE—On October 29th, and die in hospital, of 33 Enterprise Avenue, London NW.1, Mr. and Mrs. Alexander Wylie, Cremona will take place on Friday, 1st November.

TREADWELL—On October 30th, to Janice and George (née Treadwell), a son, a brother for John and James.

BIRTHDAYS

BOULT—Congratulations, Bryan, on your 21st Birthday. Good and happy always. Miss. Dad, Ken.

MARRIAGES

DE LEPEZ—VAN DEPEM—On 24th October, 1974, Jan, Joost de Lepez, in Anne, Jacqueline de Lepez, both of 100 St. Leonards, London W.1, married at St. Peter's Church, St. Leonards, on Saturday October 26th at the Church of Transfiguration, Castle Clinton, New York, USA.

DAVIES—DIANA—On 4th Oct., wife of Terrel Davies, daughter of Terrel Davies and Diana, died in a car accident in Johannesburg, South Africa.

DEATHS

ARCHDEACON—On October 25th, 1974, at Paddington Hospital, London, Mr. Maurice Ian Archdeacon, 62, of the Church of Our Lady of Mount Carmel, W.2, at 2 p.m. Monday.

DAVIES—DIANA—On 4th Oct., wife of Terrel Davies, daughter of Terrel Davies and Diana, died in a car accident in Johannesburg, South Africa.

CLASSIFIED ADVERTISING ARTS HERE

DEATHS

IN MEMORIAM

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ANNOUNCEMENTS

Property in Britain and Europe

Having endured eight months of political uncertainty after a winter of discontent, the property industry in Britain still shows little sign of recovering its former ebullience, writes Michael Lanson.

Many of the developers and investors are acting Micawber-like, for something good to turn up the Budget, though there is little agreement on what is reasonable to expect the Chancellor to do to restore confidence to a thoroughly demoralized industry.

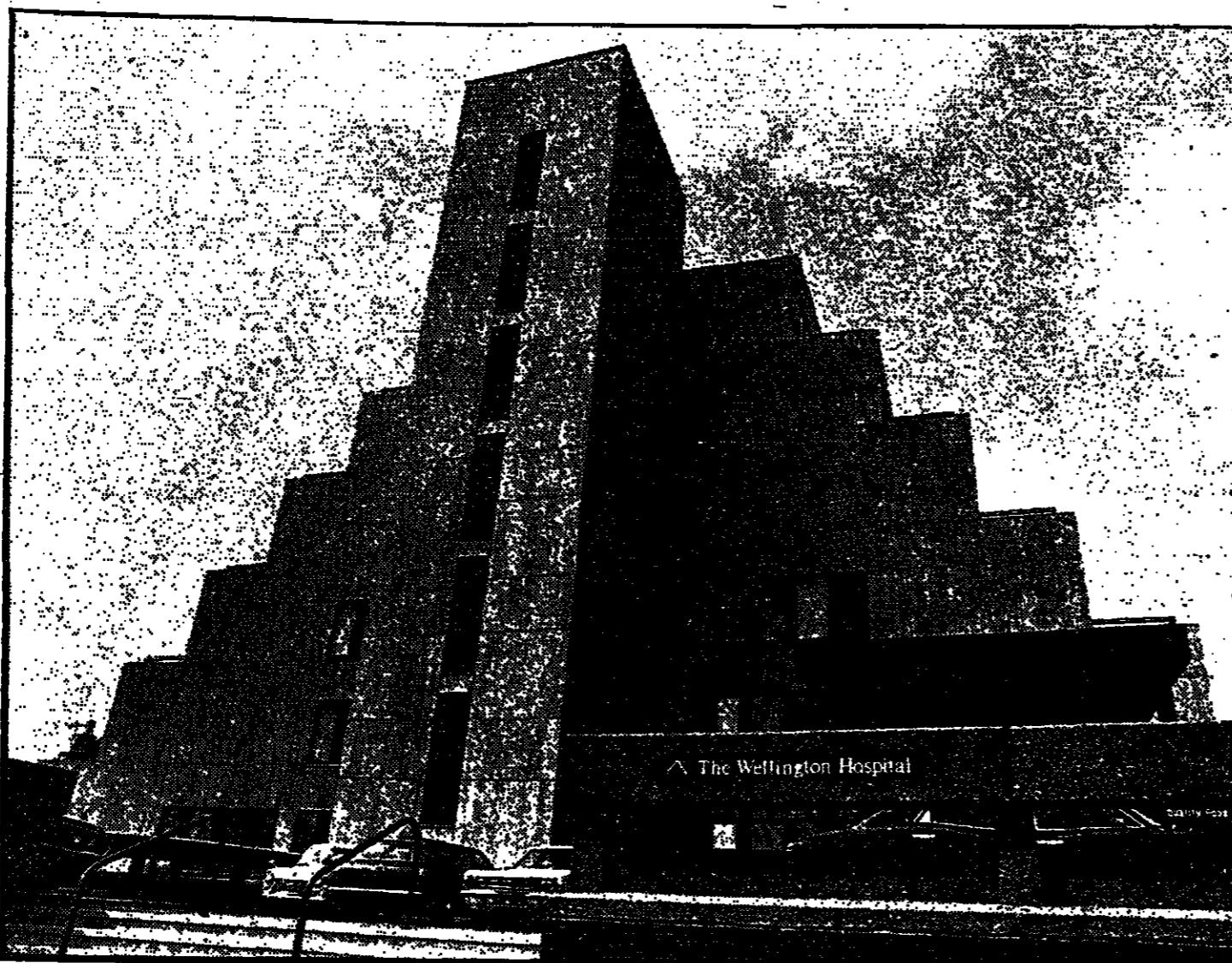
The freeze on business rents has probably had the most disastrous effect on property investment, being more damaging than most politicians realized when the Conservative Government first imposed the standstill under Phase Two in 1972. That freeze was continued by the Labour government when it came to office, but it was not long before the need to bring the standstill to an end was appreciated. Tomorrow an order comes into force under the Counter-Inflation Act 1973 heralding the end of the freeze on business rents.

This will allow rents to rise to what would have been their open-market level on Guy Fawkes Day, 1772, a singularly appropriate day for politicians to choose, but this thaw will be phased on what Mr Giscard, the Secretary of State for the Environment, calls a first-in-first-out basis.

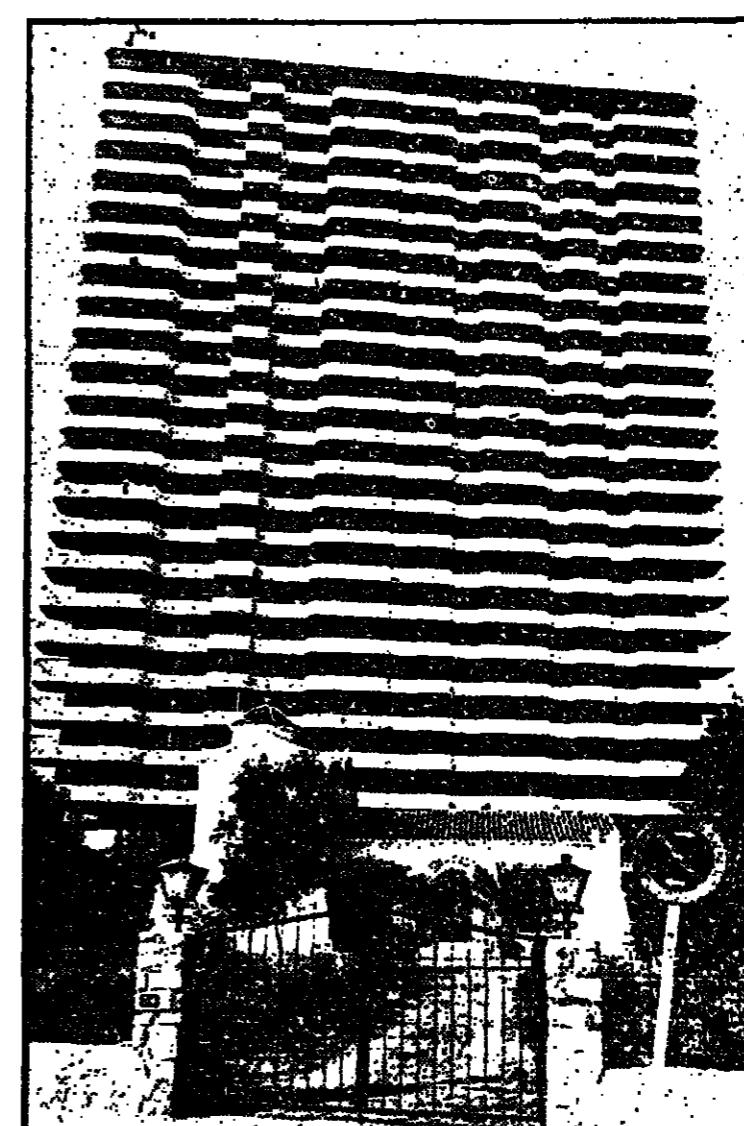
It will begin on June 1, 1975, with those rents that were first affected by the standstill and continue to March 1976, when the last batch of frozen rents will be reduced to their November 1972 level for just one month. On April 1, 1976, which some may think also an appropriate day, all controls on business rents will be removed, or so the Government has promised.

As the Law Society predicted when the standstill was first imposed, its effect is been "extremely crude and arbitrary" for it has failed to differentiate between rents due for review at the end of 21-year leases and those due for review at the end of three-year leases.

Many office tenants, including most government departments, are shielded from the economic facts of life by being in central locations on long leases at rents of a few pence per square foot. The building owner who ignored the pos-



The Wellington Hospital



Charles Trust

Property men have been heavily criticized for ignoring architectural quality in their plans. The stylish Wellington private hospital in London escapes that criticism. Right: how development can overpower its surroundings. This villa once slumbered in the sun on the quiet Costa Blanca in Southern Spain—until the concrete jungle of hotels and apartments arrived along with the package holiday boom.

sibility of inflation at the time of the original letting has been consoling himself that there is evidence that many firms have disposed of their leases at a premium, which leaves the landlord worse off but the incoming tenant no better off than he would have been in a free market.

The effect on the landlords, whether property companies or pension funds, has been to tal transfer tax and wealth

their rents, has been to tal transfer tax and wealth bank borrowings at a time nationalization of development land have all helped which buyers are almost

As security for further loans, companies have offered properties whose value has been reduced because of the uncertainty of any reversionary increase.

Those who have been able to detect little activity in the secondary banking sector and the high-flying development markets this year have

On the other hand there is based, that contributed to whether to accept a certain loss now or to hope that they are not throwing good money after bad by allowing

ment land have all helped which buyers are almost

to destroy confidence in non-existent.

The receiver is now installed in a number of property companies, patiently trying to arrange the orderly disposal of property assets in such a way that the confidence of the market will be further destroyed, but the prospects are that buyers will not be found for these properties unless their prices are substantially reduced.

A shortage of good property is expected in a few years' time because developers are reluctant to begin any new projects. Most are continuing with schemes

that are already in the pipeline, but as Britain's largest property company, Land Securities Investment Trust, has said: "It has been decided not to undertake any new projects unless they are of quite exceptional merit". This attitude

is due to him on reversion, but he has been deprived of this for the past two years, during which inflation has reached record proportions, and he will have to forgo his rights for some months longer.

The standstill might have been justified if it had kept prices down, but there is no evidence that commercial firms or shopkeepers who are enjoying protected rents are charging less for their inflation. The effect on goods or services than their property companies, whose competitors who are paying only source of income is gains tax, the proposed cap-

on the other hand there is based, that contributed to whether to accept a certain loss now or to hope that they are not throwing good

money after bad by allowing

interest charges to roll up against a future, more probable sale.

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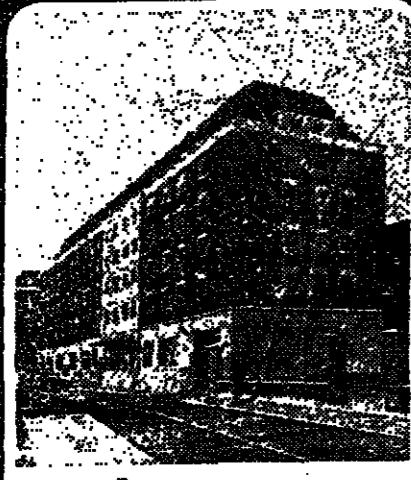
is endorsed by every other leading property company, among them MEPC, Hamermoss and Amalgamated Investment & Property.

The chairman of Capital & Counties Property Company, Sir Richard Thompson, a baronet and former Conservative MP, puts the blame for the gloom surrounding property on "the malice or more likely the sheer ignorance of politicians of both parties". Explaining why there is no incentive to embark on large new projects in the United Kingdom, he says: "Take away the prospect of profitable investment in new buildings and you will simply dry up the supply. Worse than that you will create widespread unemployment in the construction industry".

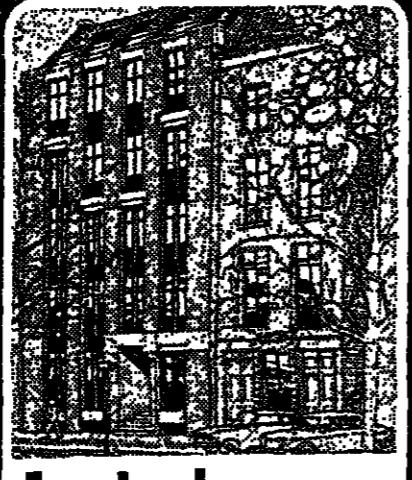
But apart from the special pleading, which will not gain any positive response from politicians or the public until they are able to see quite clearly that much-needed development to improve people's living and working conditions is not a bad place, Sir Richard Thompson puts his finger on two principal causes of public disaffection. One is that there are still too many bad landlords about, mainly but not only in the residential sector, giving the property industry a bad name. The other is that the property world has never made a serious attempt to justify its existence. "It is paying the price now, in bad times, of its indifference to public reaction when all looked set fair", he says.

In a belated attempt to undo years of ill will, the leaders of the property industry got together to form the British Property Federation this year, and an attempt is now being made to continue on page V

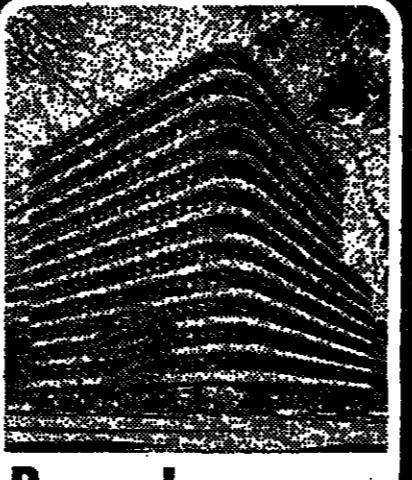
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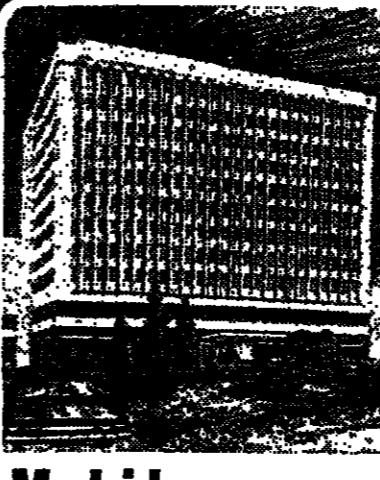
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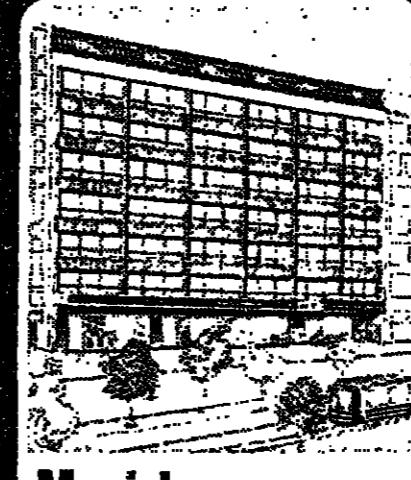
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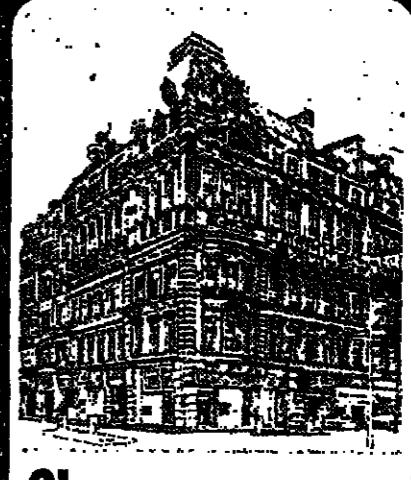
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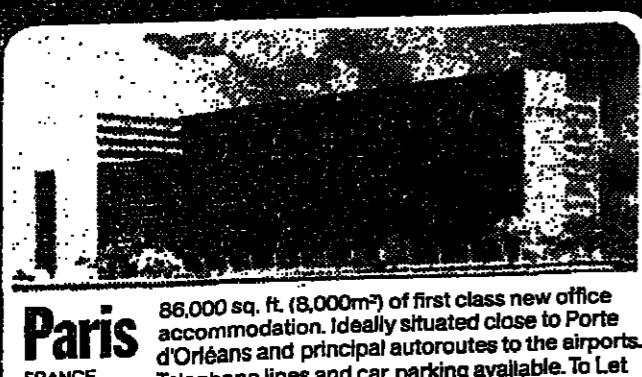
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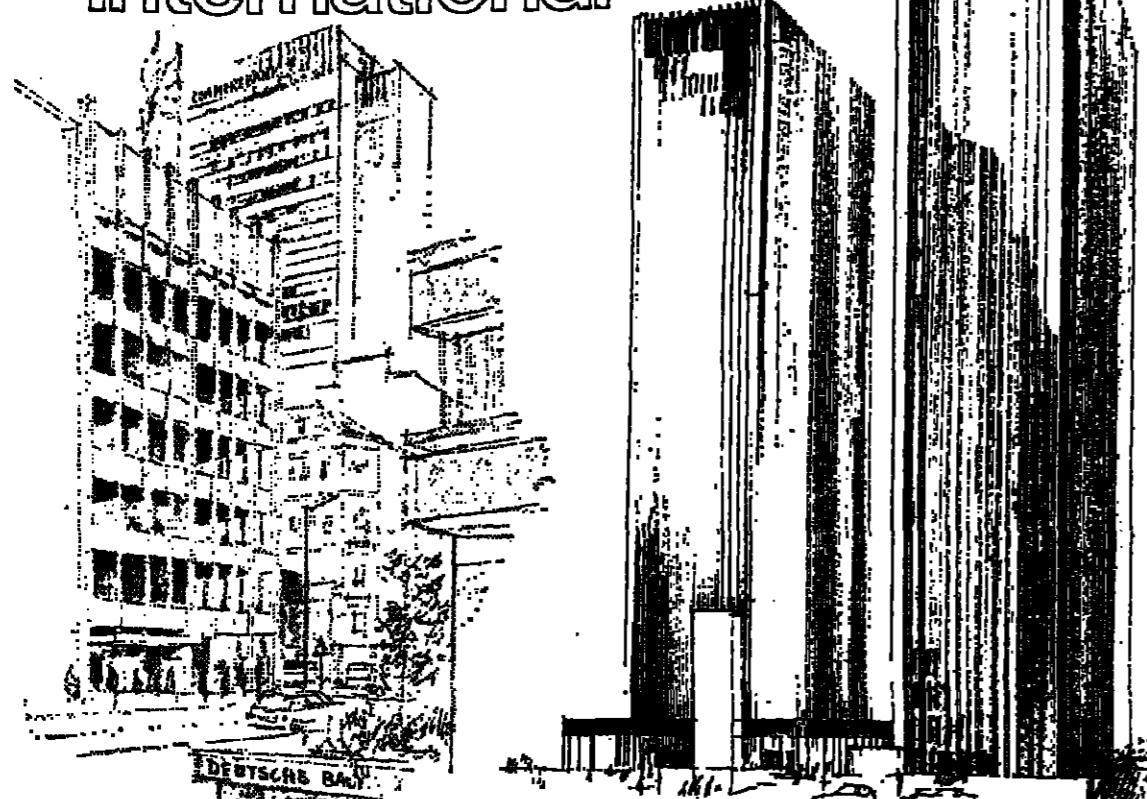
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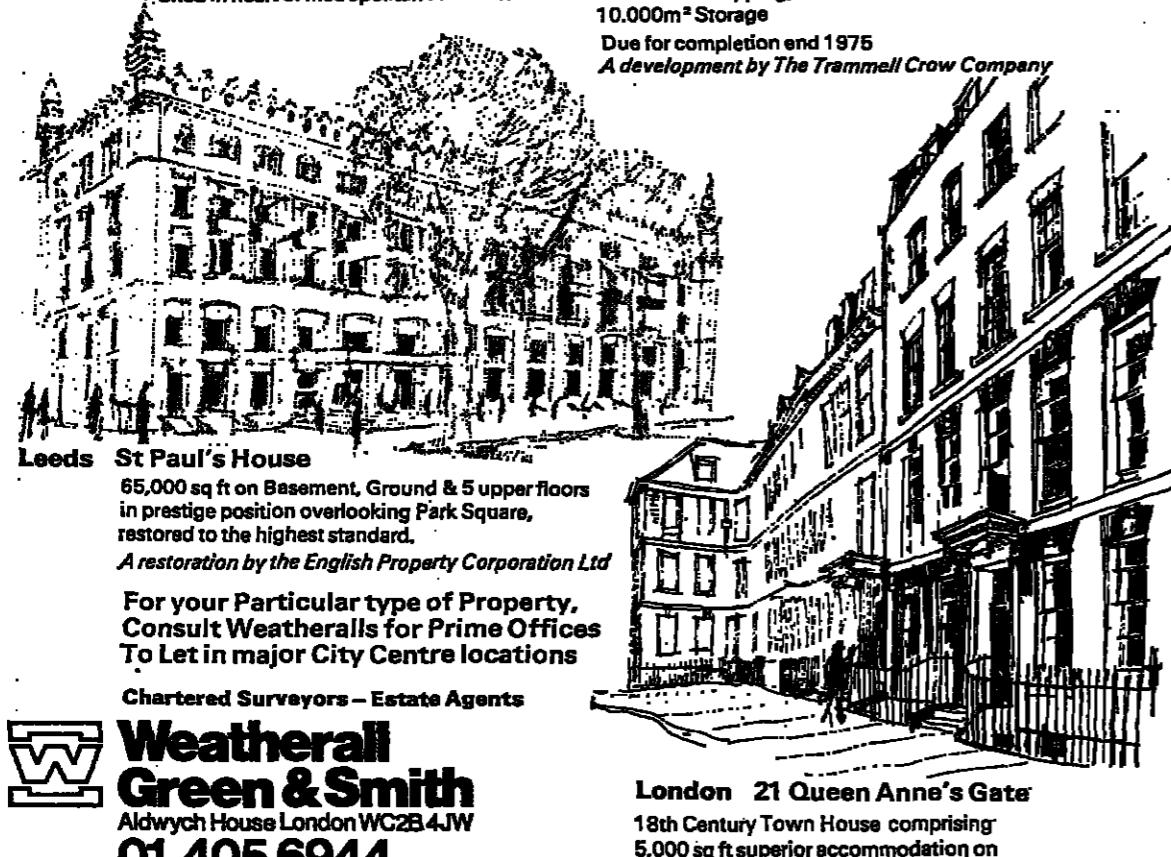
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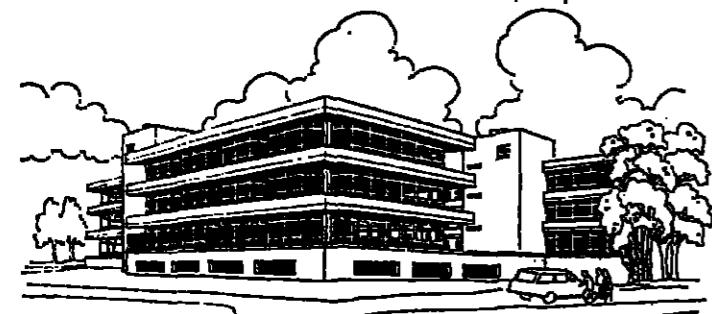
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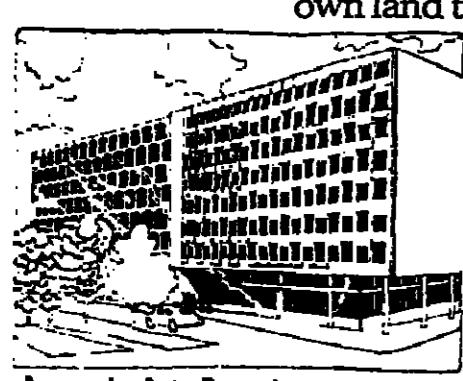
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Gathering tax on windfalls means complex law

by Robert Maas

The Finance Act 1974 has introduced a new factor into the calculations of property developers—the development gains tax. The purpose is to tax heavily windfall gains arising from changes in the value of land created by planning decisions.

Development gains are taxed as if they were income. For an individual they are thus chargeable at the normal graduated income tax rates of up to 83 per cent. For a company broadly speaking, the part of the increase in value that is attributable either to the grant of planning permission for a development or change of use, or to the hope that such permission will be granted. The tax is chargeable on the disposal of both bare land and of developed buildings. The principle underlying the tax can be seen most clearly on a consideration of the former.

If a piece of land were subject to a covenant that it must remain in its existing use in perpetuity a valuation could be placed on the land. This value, the current use value of the land, will be less, often considerably less, than its market value, assuming that the land has development potential.

If the owner obtains planning permission for a change of use and sells the land with the benefit of such permission, the difference between his sale proceeds and the current use value of the land will represent the so-called windfall gain attributable to the grant of the planning permission.

In addition to development gains tax the Finance Act 1974 imposed a further new impost, the charge to tax on first lettings. This is designed to prevent people "avoiding" the tax by not selling completed developments. It introduces a notional disposal when a newly developed building is first let or occupied. This "hope value" element of the sale proceeds crystallizes similarly represents a windfall gain. The windfall gain, the difference between the development gains tax and capital gains tax.

This "hope value" element of the sale proceeds crystallizes similarly represents a windfall gain. The windfall gain, the difference between the development gains tax and capital gains tax.

sale proceeds and the current use value of the land, is taxed as a development gain and the balance of the capital gain is essential to an understanding of the effect on property developers of the new tax. If a developer acquires land at its full open market value (taking account of planning permission for the development that he intends to carry out), his profit will consist only of his building profit and the effects of inflation. No liability to development gains tax will thus arise as there will be no windfall gain element in his profit.

It is only where the developer buys land at less than its full open market value that he is concerned with development gains tax. It is probably unusual for the developer to pay full market value for his land. In most cases, however, he is now likely to pay substantially more than the current use value of the land.

An understanding of the nation in development since the end of last year. Even tax will be charged at a flat rate of 80 per cent, it will be outside the general tax system, it will apply to developments that do not fully understand the new tax. It is hoped that this does not require the setting up of a new taxing body like the now defunct Land Commission, it will apply to dealers in land (who are exempt from development permission for the development that he intends to carry out), his profit will consist only of his building profit and the effects of inflation. No liability to development gains tax will thus arise as there will be no windfall gain element in his profit.

Second, developers have been frequently regarded whatever profit they could make on purchasing the land as a gain tax as their gains are all taxed as income in any event) and, in the case of property developments, it will be payable on starting the development instead of on the first letting or occupation after completion of the development, as at present.

In the light of the vast amount of time and effort put into the introduction of the development gains tax by Mr. Barber and his advisers, it is difficult to see the justification for its replacement by another, similar new tax. It rather looks as if its demise may have been decreed primarily because, having been fathered by Mr. Barber, it is regarded as a bastard child by the Labour Party.

This seems a pity as the rate of development gains tax could be increased to 80 per cent without much difficulty. The announcement of this new tax only six weeks after the passage of the Finance Act 1974 has inevitably once more brought to a halt what little development activity had started again.

It is to be hoped that as one of its first acts the new Government will release further information about the operation of the new tax. The White Paper, Cmnd 5730, published shortly before the election, the previous government envisaged the municipalization of all development land as its ultimate solution for dealing with windfall land gains. It is because he has been fitted from an increase in value of the land because of it becoming eligible for development, rather than because he has carried out the development.

This is not to say that development gains tax has had no effect on property developers; far from it. First, the uncertainty that existed from December 16, 1973, when the tax came into effect to July 31, when the relevant legislation was finally enacted, was undoubtedly a major cause, although by no means the only one, of the virtual stag-

Although the White Paper proposals are vague and inevitably incomplete, the development land tax will be

the major uncertainty

is clarified—in particular,

whether tax will be payable at 52 per cent or 80 per cent

on development gains where the development commences now and finishes after the introduction of the new tax

little property development activity can be expected.

Mr. Maas is a partner in Stoy Hayward and author of *The Property Taxation Provisions of the Finance Act, 1974*.



In some developments a large number of houses remain unsold for long periods.

The pains of house purchase could be lessened

by Michael Hanson

Buying or selling a house has never been easy but it has seldom been more difficult than in 1974. Yet it could be made easier, quicker and cheaper. A web of complications has been spun around what ought to be a fairly simple transaction and many of the procedures are based on custom rather than law.

Estate agents and solicitors will often agree that certain changes are desirable, though they are more adept at spotting the move in the other eye than at detecting the beam in their own.

The difficulties become apparent the minute a potential buyer starts to look for a house. As soon as he has decided where he would like to live, he wants to know the details of every house that is up for sale and could possibly suit him.

To do this, he has to approach every estate agent in the area and make known his requirements. This can be a daunting task, especially as not even the agents can always name their colleagues and competitors, even though they all belong to a local association of estate agents.

Turning in a flash of inspiration to Yellow Pages, the householder will often find hundreds of estate agents listed from which he is obliged to sift those who seem from their addresses to be the ones who are likely to handle the local properties.

One of the surprising things about people who sell houses is that they will often instruct a firm several miles away rather than one in the immediate vicinity, so that the potential purchaser may never know that the house is on the market.

What the buyer wants is to be able to approach any local estate agent, or even the

town hall, and be given a list of all the houses that are on the market for sale. It may sound like an idealized solution to some, but it is one that operates successfully in many other countries, notably in Canada and Australia. Known as multiple listing, it satisfies buyers and sellers by giving every house the maximum exposure to the market.

Strangely enough, in Britain it has been tried with any success only by the Estate Agents and Estate Agents Association, by small groups of estate agents in Manchester and by solicitors in Scotland.

It is probably because estate agents are reluctant to adopt multiple listing that many house-owners attempt to take matters into their own hands by giving instructions to as many agents as possible when they decide to sell their houses.

Although their motives are sound in theory, they are usually disastrous in practice, because few agents make as much effort to sell a house on which they do not have sole instructions, and the owner may eventually find himself sued for commission by several agents, each claiming that they introduced the eventual purchaser.

If it is more difficult than it need be to find out which houses are on the market for sale, it is also wasteful and expensive for each potential purchaser to have a survey made of any particular house. When a house is offered at auction, for example, there may be anything up to a dozen serious bidders, each of whom has had to satisfy himself as to the condition of the house before the auction on the market.

But who would be willing and able to deal in houses on this scale? Clearly, it would

have to be the building society or buyer beware ties and insurance companies prevail, it is not likely that it could be a national agency, this procedure will be willingly abandoned by sellers, though the problems of whereby the owner offers his house for sale with the benefit of an independent surveyor's report by a reputable firm. Apparently the greatest obstacle to this is that there would be no reason, apart from custom, why a building society should not use its funds to buy a house from one person and later to sell it to another person who would continue to look to the building society to provide him with a mortgage.

There would be no obligation on owners to sell their houses in this way, just as there is no obligation for any one to sell his car to a dealer.

What bedevils the housing market more than anything else, though, is the gulf between custom and law. It is customary for an estate agent to seek a nominal deposit from a purchaser who makes an offer to buy a house, for example.

The foregoing obstacles are but overtures to the drama that attends the simplest transaction of buying or selling a house. Because most people, with the exception of first-time buyers and the executors of the dead, are simultaneously trying to sell one house and buy another, they automatically become part of a chain that is only as strong as its weakest link.

While the maxim of *caveat emptor* or buyer beware is generally abandoned by sellers, though the problems of whereby the owner offers his house for sale with the benefit of an independent surveyor's report by a reputable firm. Apparently the greatest obstacle to this is that there would be no reason, apart from custom, why a building society should not use its funds to buy a house from one person and later to sell it to another person who would continue to look to the building society to provide him with a mortgage.

There would be no obligation on owners to sell their houses in this way, just as there is no obligation for any one to sell his car to a dealer.

Even the 10 per cent deposit that is sought by the agent or, more usually, the vendor's solicitors at the time contracts are exchanged is a matter of custom. Because of the high cost of money, many purchasers, advised by their friendly bank managers, are requesting that the deposit be limited to 7½ or even 5 per cent.

These deposit monies held by estate agents or solicitors earn them useful interest to which they are strictly entitled, though few purchasers are wise enough to ask for it to be paid to them. Even if they did, the agent's or solicitor's charges would be raised to cover it.

Since both parties in view that estate agents and solicitors should not operate fixed scales of charges, buyers and sellers now have no idea in advance what those charges should be, though unbridled competition seems to have resulted in the general level of charges being raised instead of lowered, as the Government intended.

Finally, there is really no justification for the time it generally takes between making an offer to buy a house and the eventual completion of the sale three to four months later. This period can be agony for buyers and sellers, for either party is at liberty to back out at any time, even between exchange of contracts and completion.

Even if a sale does not fall through, there is the ever-present risk that the seller may raise the price (the practice that came to be known as "gazumping" during the boom two years ago) or, more usually today, that the buyer will threaten to back out at the last minute unless the price is reduced.

There is no reason why purchasers should not sign a binding contract immediately, as they do at an auction, and as they do under the law of contract in Scotland. There is also no reason why the seller's solicitors should not make their searches and prepare the contract as soon as a house is placed on the market. There would still be some delay on the purchaser's side because of the difficulty in getting replies from local authorities and the Land Registry, but the overall time taken could probably be halved. Indeed, there is no reason why a sale cannot be completed in a week, as long as documents are consigned to the post.



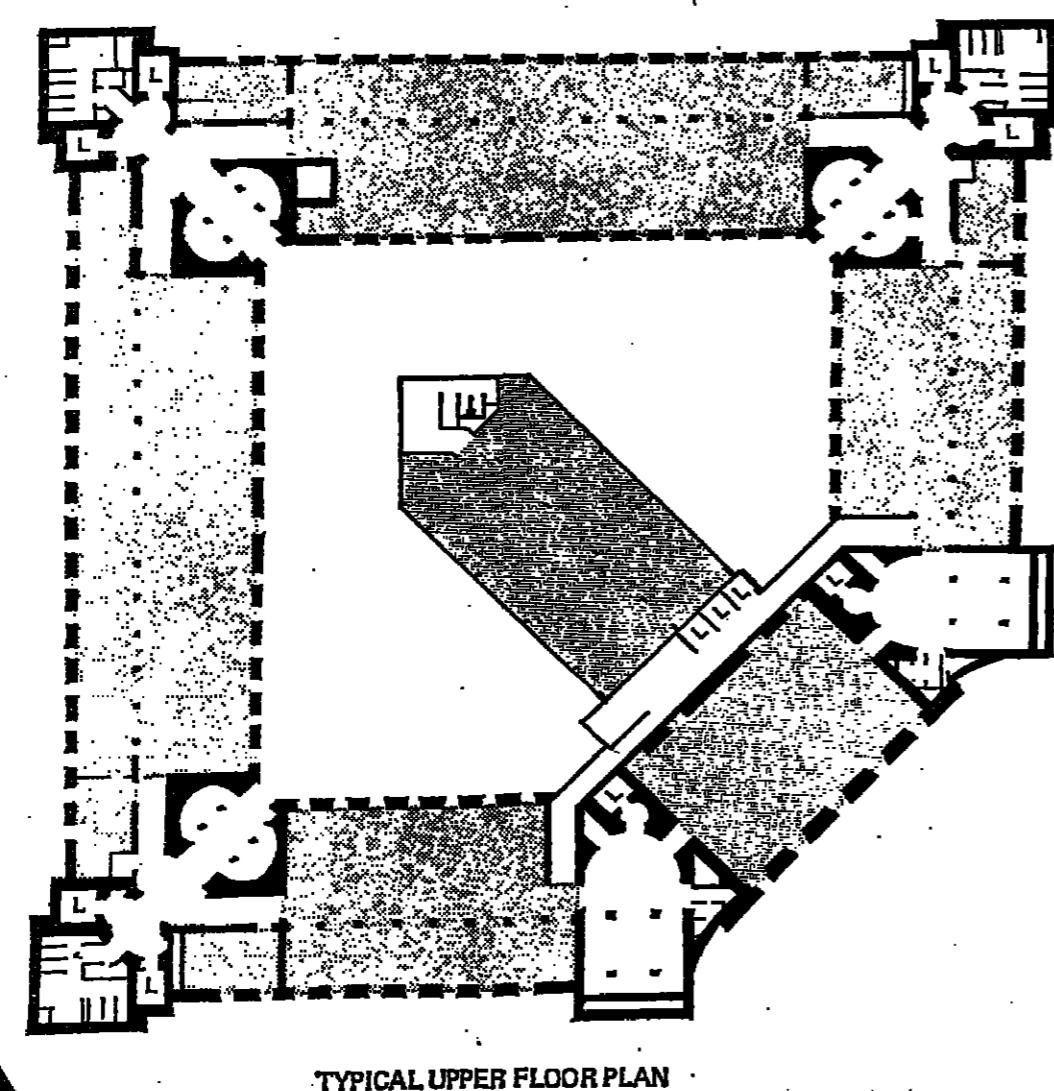
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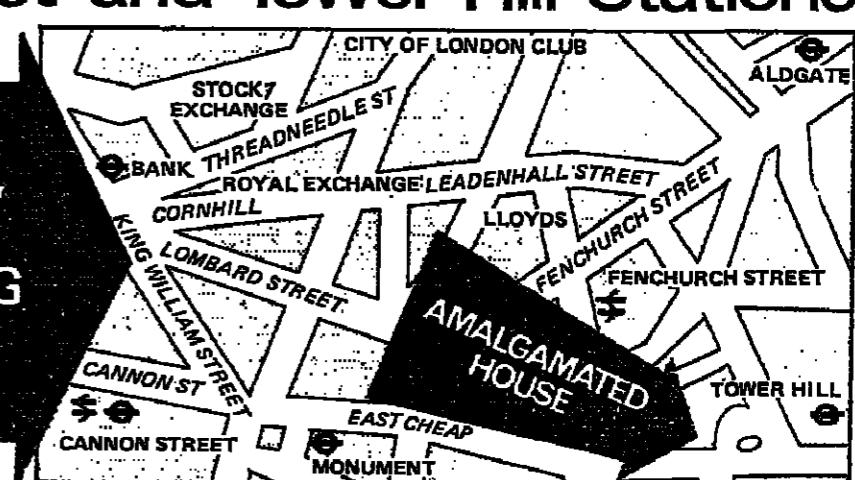
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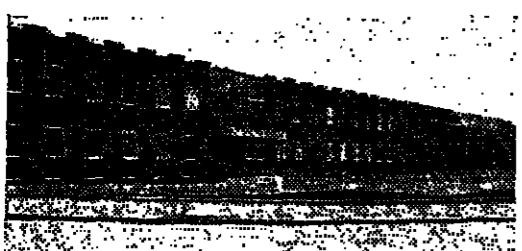


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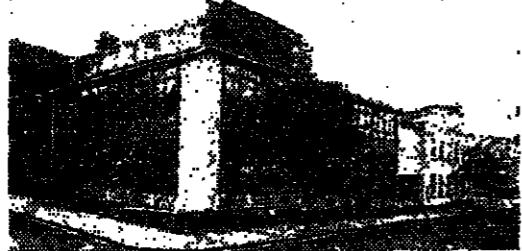
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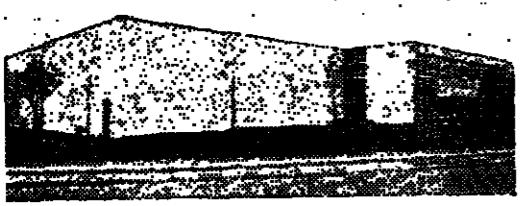
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Shopping centres lag behind Canada's best

by John Young
Planning Reporter

In less complicated times before the days of planners and property developers, shops existed almost exclusively to serve local needs. The seventeenth and eighteenth-century high street grew naturally out of the medieval market place. Butchers, bakers and candle-stick-makers established themselves round the centres of communal activity, where people came to sell their sheep, have their horses shod or exchange gossip.

Even the great nineteenth-century industrial expansion did not really change the basic pattern. The new cities like Birmingham and Manchester were no more than collections of villages linked by spontaneous urban sprawl. Each neighbourhood had its own collection of shops, usually grouped along one or two streets.

But in the United States it was a different story. There the new cities grew from nothing, from frontier settlements to industrial giants in little more than a generation, expanding concentrically outwards into virgin countryside. Thus the almost universal pattern was that of a concentrated commercial "downtown" surrounded by overwhelmingly residential suburbs.

This difference combined with American commercial inventiveness largely explains why the United States has been responsible for most innovations in retailing. Americans were, for instance, the first to develop the idea of the large all-purpose department store; it spread to Britain in 1909 when Selfridge's opened in Oxford Street amid scenes of wide-eyed enthusiasm.

But the explosive growth of American cities also brought problems. The middle classes moved out further afield into increasingly remote semi-rural suburbs, leaving the inner city to decay. Housewives began increasingly to resent having to travel into the overcrowded centres, where parking was a problem, and demanded a full range of shopping facilities close to their homes.

The result was, first, the suburban and, later, the out-of-town shopping centre. Huge supermarkets opened, surrounded by vast car parks. Then came the big chain-store, the mail-order houses like Sears, Roebuck, and finally branches of the downtown department stores them-

selves.

Suburban shopping centres in Europe were generally on a much more modest scale, and still are. We have moved some way since the red-brick developments of the 1930s, but there is still nothing to compare in scale or variety with, for instance, the enormous Yorkdale centre in north Toronto.

One reason, of course, is that we simply have not the same space as countries like the United States, Canada and Australia. But also, within the past quarter of a century, most large industrial towns and cities in Europe have had to begin the long, expensive and often painful process of urban renewal, replacing buildings devastated by war or decaying from old age and neglect.

High-slim clearance and road-building programmes have transformed the appearance of cities like Sheffield, Bristol, and Newcastle—sometimes disastrously from an aesthetic point of view, but with generally sound economic motives.

Local authorities have consequently shown an understandable bias in favour of town-centre rather than suburban shopping de-



Supermarket scenes. Above: giant-size packets and drums of soap powder in a supermarket outside Valence, France. Top: checking-out points in a superstore at Walkden, Lancashire.

velopments. The property companies, whose activities in certain ways have not won them great affection, have on the whole responded well.

Capital and Counties' Victoria Centre in Nottingham, for example, has gained considerable critical acclaim. So, too, have Town and City's Arndale centres, of which there are now 12 in operation and another five under construction.

The suburbs have not, of course, been neglected. Two days ago Northampton Development Corporation officially opened its largest single project so far, the Weston Favell centre, which has a total lettable floor space of 210,000 sq ft.

"Green fields" shopping developments on hitherto undeveloped land, have so far been largely confined to the new towns. The most notable example is at Runcorn, in Cheshire; a similar scheme is under construction at Livingston, in Scotland, where a three-phase project is designed to serve a regional market of some 250,000 people and will provide a third of the length of Princes Street. But since Carrefour

opened Britain's first out-of-town hypermarket at Caerphilly, Glamorgan, there has been growing pressure to permit more such developments on the fringe of urban conglomerations. Needless to say, they are unpopular both on environmental grounds and because it is feared that they will take trade away from established shops in the town centres.

The latest controversy concerns an application by Tesco to build a film hypermarket close to the M4 motorway near London Airport. The application was rejected by Hounslow Borough Council and a ruling is now awaited from the Department of the Environment.

A basic argument in favour of such schemes is that by reducing overheads they can offer fairly low prices;

against that it is said that because they are generally accessible only to those with cars they are of no benefit to the poorer sections of the population.

We reckon that in a country of this size the number of locations where out-of-town centres can make sense is so small as to be practically meaningless", says Mr Ron Jennings of Arndale.

"If shows, car services and end of the tunnel."

planning permission were even, on at least one occasion, given, they would all no doubt do tolerably well and would suck trade away from the town centres. But what about harassed mothers who would surely have their children follow them around? What about antique or second-hand shops, as opposed to modern stationers and junky boutiques, where people could really take advantage of the climate-controlled environment to browse at leisure? What about pavement cafes, pubs and bistros as opposed to Wimpy bars?

There is nothing in Britain that begins to compare with the modern "city" in central Manchester, where hotels, offices, restaurants, through which I have to walk to work each morning, can be described only as a disaster zone.

A great criticism of most British shopping centres is that they lack style and originality. Arndale point out that their developments provide a comfortable, enclosed, air-conditioned environment, rebating the idea of shopping sprees, and other parts of the West End, or in Manchester, where the Pic-Vic underground car park is still awaiting approval. But this central square, have they been used for fashionably to see the light at the

end of the tunnel?"

In its election manifesto the Government promised to establish a National Housing Finance Agency to assist first-time buyers and to stabilize mortgage advances and interest rates. Nevertheless, they are also committed to taking into public ownership land required for development, redevelopment and improvement, and they intend to pay for this land at existing use value.

As soon as the proposals contained in the recent White Paper are translated into legislation, local authorities will have a duty to acquire all land needed for housing, commercial and industrial purposes for a maximum of 10 years ahead.

Mr Anthony Crosland, the Secretary of State for the Environment, recognizes that the building industry in general and house-builders in particular could suffer in the interim period while the legislation is being passed and before local authorities have sufficient skilled manpower and financial resources to carry out the Government's proposals fully. In a statement made before the election, he outlined the transitional arrangements that would be made before the new development land tax that would be introduced in April 1975.

Many private house-builders are still sitting with estates of unsold houses unable to start building more new ones unless things improve and unwilling to complete those they have already started. Many of the builders are now perilously close to bankruptcy and disrupted. Some have already succumbed, but disaster will be these is that land with planning permission on September 12, together with all land owned by builders on that day, whether enjoying the benefit of planning permission or not, will normally be excluded from acquisition.

Developers will also be able to continue to make planning applications and carry out development during the interim period just as they have always done, but local authorities will be entitled to consider whether to acquire the land themselves before granting planning permission.

Should they do so, local authorities will be empowered to buy the land net of the 80 per cent tax on development value that would have been payable by the vendor, if he had sold privately during the interim period.

Although the election manifesto stated that the Government's aim is to put an end to the "expensive disgrace of land speculation", Mr Crosland recognizes that "nothing would be served by bankrupting builders who have had to pay the going price for land".

The British Property Federation is studying the recent White Paper carefully, but its tax consultants, Stoy Hayward, have already commented that "there is so much uncertainty surrounding the operation of the new development land tax that property developers will be reluctant to start new developments until further clarification is given". If this is really so, private housebuilding could collapse completely.

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Sales of houses may be restored to normal level

by Michael Hanson

mortgage advances at an average level of £194m a month during the first six months of 1974. They did this by funding the balance of £155m a month from the repayments of principal and interest by their existing borrowers.

Instead of using the £500m government loan to boost their mortgage advances, it made sense for the building societies to lend the money in the market, for they were only paying interest to the Government at 10% per cent at a time when the clearing banks were having to charge 12 per cent on loans. This month they made their first repayment to the Government.

The building societies took a calculated risk in lending at a rate of £500m a month, for this was the level at which mortgage advances were running when the market was at its peak two years ago.

Although inflation has whittled away the value of money since then, many house prices have also fallen, so the combined effect should be to restore sales to something approaching their normal healthy level, though how long this could last is another matter.

It has only been possible for building societies to resume their high rate of lending because their net inflow of funds is also back to something like its peak levels of two years ago. Last month, for example, building societies saw the surplus of deposits over withdrawals by investors rise to £155m, whereas for the first six months of the year they could only attract a net inflow averaging a pitiful £50m a month.

Indeed, during February and March there was a net outflow of savings from building societies amounting to £5m, and it was this that caused the Government to lend them £500m to stop them raising their mortgage interest rates above 11 per cent.

Yet building societies were able to maintain their

started fell to 29,000, which is about half the level of activity during the same three months last year. The number of new houses completed for private owners also fell, but more than 200,000 were still under construction at the end of August. By contrast, there appears to have been a recovery in the public sector, with the number of houses on which construction was started rising by 38 per cent over the same period June-August last year, while completions were up by 17 per cent.

Nevertheless, the overall position is worse than for many years. According to the National House-Building Council, the number of private houses completed this year is unlikely to be more than 150,000, which would be the lowest annual total since 1959, though it will still be higher than for any postwar year before that.

The number of houses completed for public authorities is unlikely to be more than 125,000, which would be lower than almost any postwar year, and the combined total of 275,000 houses completed this year would be lower than for any year since 1952.

Many private house-builders are still sitting with estates of unsold houses unable to start building more new ones unless things improve and unwilling to complete those they have already started. Many of the builders are now perilously close to bankruptcy and disrupted.

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years for grave shortage of new factories

Mam McLean

troubles of the United Kingdom property market already having an effect on the attitude of industry to expansion. Hitherto, there have been three choices open to a company wanting to occupy new offices or warehouses: it can compete with the industrial development company and buy freehold land, build its own accommodation, or it could rent a pre-built factory or rent speculative standard units of the large number of industrial and trading estates.

If now, with building costs rising, finance almost impossible to find, and extra cost to be borne, developers are offering sites on "tenant basis". Until recently a developer able to trade a worthwhile uncompleted development to another developer on completion and let-out of a scheme it was able to find an institutional investor to buy the estate. Now, if developers are turning themselves to new homes in the United Kingdom.

And institutions are instant to buy further industrial property investments; there are so many commercial investments on market at figures which yields of 9 per cent or less that the attraction of industrial property is low.

Professional

It is thus not surprising industrial developers marketing their offices and factories with a view to selling to potential buyers. A London firm of agents specializing in industrial accommodation, T & Company, advises possible purchasers to seek professional advice before buying a freehold factory site of the new trading industrial estates.

The wicked "property speculators" attacked by politicians at every opportunity for making huge profits out of office developments and land speculation are in many cases the same men who take huge risks in building factories and warehouses for expanding industry to occupy. If we listen to the present Government's spokesman it seems that the next supply of a warehouse or factory in the South-East let to a diversified industry would work some eight to 10 years' purchase of current property as an investment, ending on the quality of building.

for some reason the building, although accepted for a consumer, proved difficult to sell to an investor. It might be possible for a consumer to buy the development areas. Even work-

freehold at about eight and a half years' purchase. The Government's advantage is that if long-term finance can be arranged at near this level at 13 per cent to 15 per cent, the owner-occupier would finish up by paying a fixed sum, whereas the cost of rented accommodation could rise every five or even three years.

So it appears that despite the recent strength of the industrial leasing market there is now a swing back to owner occupation. But not all occupiers will find themselves able to find purchases: most are already under severe strain in borrowing sufficient for new plant and raw materials.

If industrial estate development is not restarted soon there will be a grave shortage of modern factory and warehouse space within three years. It is bad enough that the mass of outworn and often ill-located offices in towns and cities throughout the country seems destined to remain as it is during the next decade. But even more disturbing is the prospect that industrialists will be thwarted in their plans to modernize production through a lack of modern factories.

The demand for industrial and warehouse buildings is linked directly to the prosperity of the country and the level of activity of industry. If the country is to prosper and pull itself out of the present gloomy situation industry must be given the means to expand, and the provision of modern premises must be allowed to continue.

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Developments in prospect for independent hospitals

by Patrick O'Leary

A report is expected soon from a ministry working party studying the future of private beds in National Health Service hospitals. It is unlikely that they have much long-term future under a Labour Government susceptible to trade union pressure.

The phasing out of these 5,000 fee-paying beds seems certain to encourage the development of private hospitals. This will involve building new ones, extending others and buying such properties as surplus hospitals for conversion to hospitals or convalescent units.

There has been talk of setting up a complete private health service. Perhaps a forerunner is the proposal by Japanese business working in London to establish a 50-bed hospital for travellers staffed by Japanese doctors.

A fact that is sometimes overlooked is that hospitals have continued to operate in a mixed economy in the past 25 years. For example, the New Victoria Hospital, Kingston-upon-Thames, was closed in 1951 but reopened in 1959. A new private patients' wing and consultants' clinic came into use this year.

Altogether some 30 new independent hospitals have been built or put in hand since the National Health Service was founded. In this time of some 15,000 to 20,000 sq ft. Estate agents were at one time predicting £3 a sq ft before the end of this year.

Jones Lang Wootton recently reported that rents in the South-East had risen by up to 100 per cent during the past two years, thanks to a combination of strong demand, shortage of land and even higher building costs. Although, as this firm points out, there are signs that demand may be steady, the level is still high and building costs are likely to rise even faster.

The industrial estate agents Edward Rushton Son & Kenyon claimed recently that a costing prepared for a proposed large development in the North-West revealed that the economic rental would be between £1 and £1.40 a sq ft or almost double the rate for similar accommodation on their books.

The Government's policy for industrial development in the South-East, which takes the form of restricting industrial development certificates, means that many industrialists are forced to work within outdated properties. There is no sign of this policy changing and from recent announcements it appears that the situation is likely to worsen.

The consequent refurbishing of old buildings not requiring certificates can hardly be considered satisfactory for the industrialists or for the nation's future stock of industrial property.

incurable staffed by nuns, provides bridging loans, then staffs and runs the acute hospitals there is a constant and increasing demand for private beds for early losses.

Some hospitals are financed partly by provident and insurance schemes. Manor House Hospital, in north-west London, whose patients include prominent union leaders and Labour politicians, started on pension contributions from shop floor workers. Now it spends more than £1m a year.

Three out of four people who insure their health privately do so through the British United Provident Association, covering about two million, while Private Patients Plan accounts for 19 per cent. The remainder pay into Western Provident Association or smaller funds.

According to Provident Schemes Statistics compiled for the Department of Health and Social Security by Lee Donaldson Associates, subscriptions total £37m a year. Group membership accounts for 70 per cent of membership. In an increasing number of cases subscriptions are paid partly or entirely by employers.

Private Patients Plan does not run hospitals. But its officials are considering moves to encourage the provision of more private beds probably by helping to finance hospitals.

Nuffield Nursing Homes Trust, founded in 1957 by BUPT, has provided new establishments at the rate of nearly one a year. Among them was one at Plymouth for 20 patients opened in 1971.

The Somerset home at Taunton opened in July this year. The wards, operating theatre and X-ray department are in a new building in the grounds of a house which was converted to accommodate staff and consulting rooms.

The Nuffield establishments are called mini-hospitals to emphasize that they offer much more than the services associated with conventional nursing homes. Two will open next year at Brighton and Chester, and a third at Enfield in 1976. Further projects have been approved in London, Hampshire and Kent.

Consideration is being given to raising the rate of building to replace national health beds. But to build a new hospital from scratch today might cost £1m.

Most of the capital cost of each project is raised by voluntary effort in the locality where the hospital is built.

The trust helps to organize fund-raising, and

to build new hospitals. The trust is also looking into the need for larger units, say of 30 beds, in health hospitals are entirely closed in private practice. The Wellington opened in April, and its 98 single rooms are already occupied by people ready to pay up to £100 a day in fees.

Demand for existing buildings, particularly at the West End of London, has 64 beds but finds it difficult to meet demand. The trust would like to supplement it by buying the Florence Nightingale Hospital, founded in 1850, where one nursing pioneer was once a lady superintendent.

A few hospitals are run

as commercial enterprises, and more are likely to be established if the public service at present provides beds for private patients, independent hospitals take national health patients.

In homes for the aged, the chronically ill and the dying a proportion of beds is often available under contract to regional hospital boards. The board pay fees for the beds, and sometimes give capital or loan help to such hospitals.

Growing mood of the public simply not understood

continued from page 1

in many countries it is already apparent that there is an increasing resentment of their conduct by landlords. But it is still painfully apparent to those who come into contact with them with any frequency that developers still do not understand what it is the public does not like about their activities.

The growing mood in favour of conserving the best of our architectural heritage is simply not understood, nor is the public's desire to live in buildings which are well built and have good architectural quality.

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funds, such as Electricity Supply, Nominees, already work in this way, often in direct partnership with local authorities.

The presence of Arab oil money in the British property market this year has led many people to expect that the shahs of Arab may be quite quixotic about buying a house or a farm because they like the look of it, but they are too shrewd to touch property situations that no one else seems to want to know.

The situation of many a building project in the UK is likely to be an insurance company, and the role of the developer in future is more and more likely to be that of a salaried project manager.

However he earns his living, the developer of fine future will have to come to terms with the fact that he will be welcome where he can prove he is doing what society wants and needs, but he will continue to be unwelcome where the benefit to the public is less obvious than the benefit to his private purse or that of his shareholders. It is a warning that many are reluctant to heed.

The £107m bid by Kuwait

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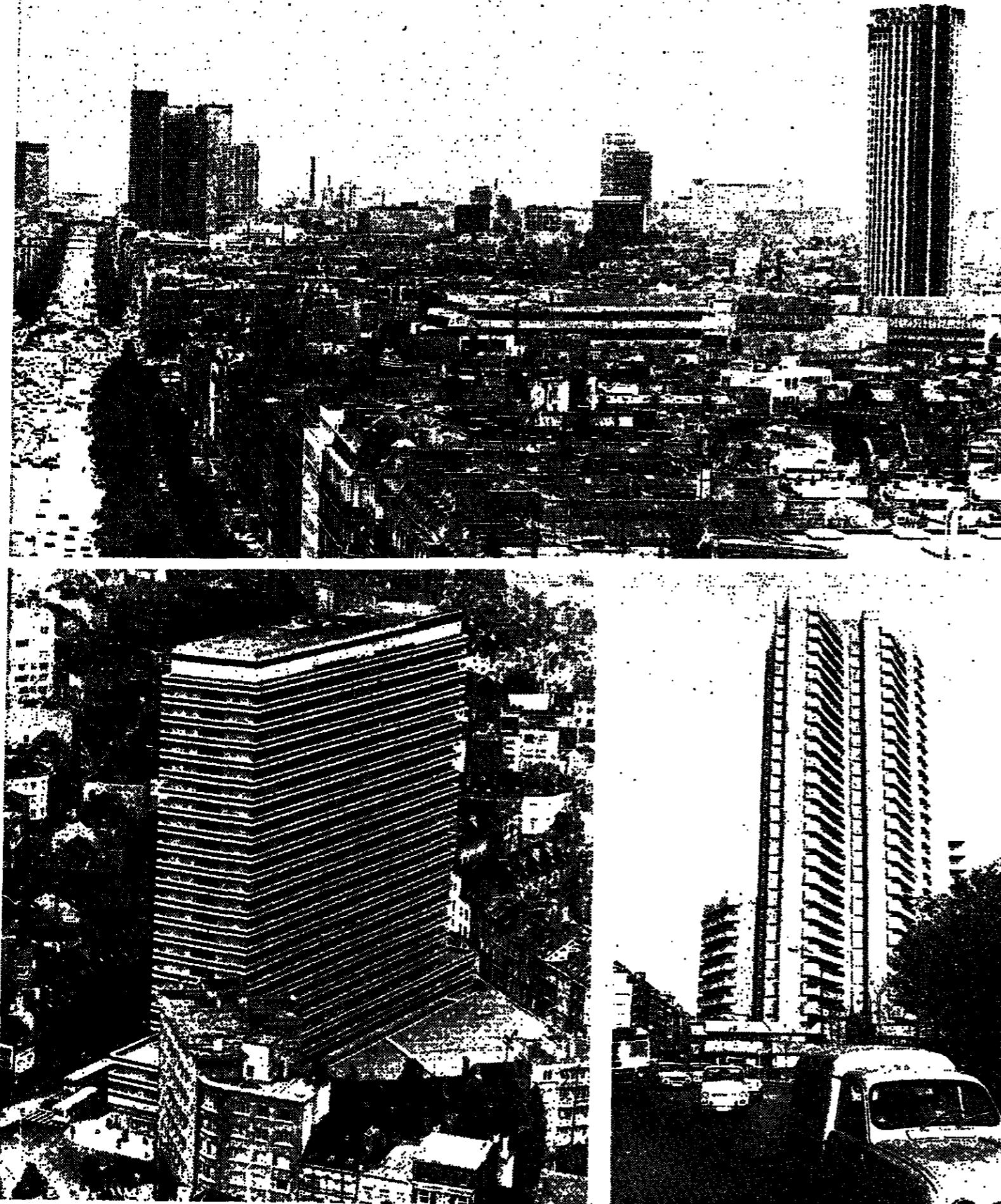
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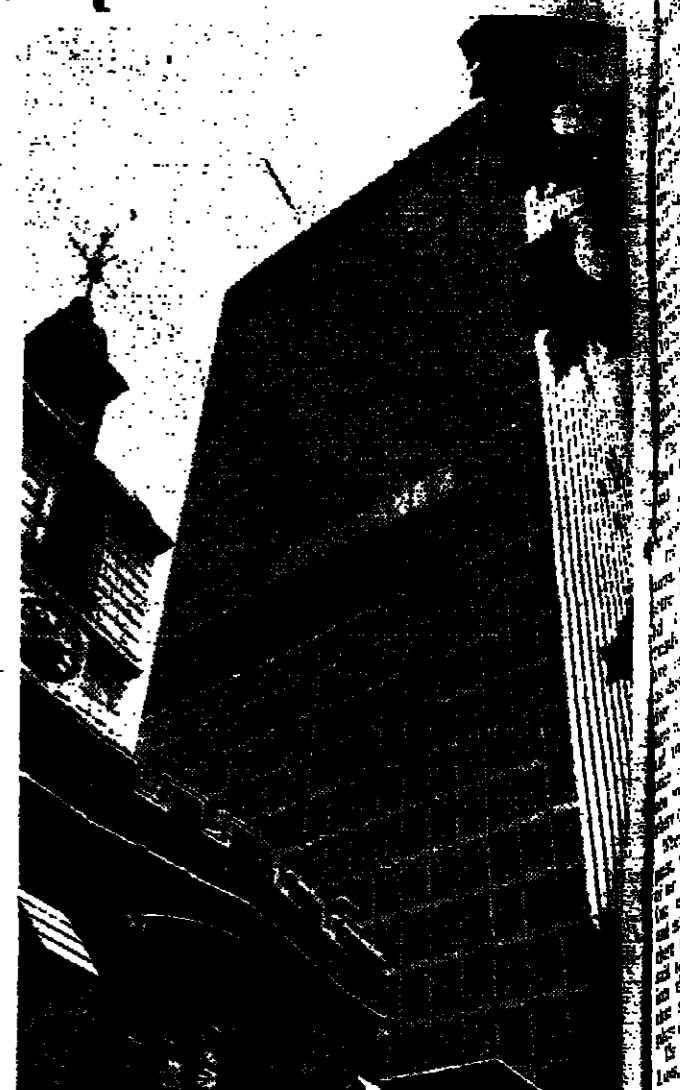
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The towers are rising all over Europe. Left: a block of offices and flats dominates part of Brussels. Right: the Torre de Valencia, Madrid. Top: the changing skyline west of central Paris.



The Commercial Union building in the City of London.

A realistic watch on surplus oil funds

by John Plender

The Kuwait Investment Office's £107m cash bid for St Martin's Property Corporation in September provided a tantalizing glimpse of salvation for a thoroughly demoralized property market. Coming after the Abu Dhabi purchase of a stake in Commercial Union Assurance's head office building in the City, it suggested for a brief moment that the oil producing nations might lead the property fraternity out of the wilderness and restore the value of the banking system's main collateral.

Subsequently the euphoria has waned. Scepticism is beginning to return about the likelihood of a heavy flow of oil money into bricks and mortar in Britain. A broader view of the way the surplus nations are deploying their funds suggests that euphoria was certainly premature.

Estimates of the current account surpluses of the Opec nations in 1974 range around \$65,000m, although the figure will be eroded substantially by the rising price of exports from the western economies. In the first nine months of the year the increase in the international reserves of the oil exporting nations has been put tentatively at \$35,000m. The path taken by those funds offers a clue to the oil producers' financial priorities.

In the first six months of the year the Eurodollar market absorbed the bulk of the cash. Only \$5,600m found its way into direct investment in New York and London. Of the £884m that did come to London a figure that compares with a £2,600m commitment by the banking system to the property sector on the most conservative estimate—most went into Treasury bills, gilt-edged stock and local authority deposits.

In the third quarter of the year, however, the trend appears to have changed. The Eurodollar markets have been attracting less money, probably because of the decline of confidence in some of the Eurobanks and a consequent decline of confidence in the Eurodollar market itself. The recycling of funds appears to be taking place increasingly on a government to government basis, thus bypassing the international banking system, which is finding it increasingly hard to accommodate vast deposits for the Opec nations. New York seems to be increasing its share of the surplus funds at the expense of other financial centres.

In short, the ultimate outlet for the producing nations' surpluses is now being de-

cided by a wider group of interests, with the United States assuming an important role. It is rapidly becoming clear that a second recycling operation may be necessary as American government securities attract funds away from the other deficit nations. How willing the United States Government would be to undertake such an operation is open to question. But if it fails to do so other deficit nations may be forced to realize reserves on a large scale.

The implication is not wholly damning for the United Kingdom financial system. Britain's traditional links with the Gulf states have already stood it in good stead. The Arab emirates, for example, are probably more familiar with the British financial system than with those of the other nations in the European Community. A number of the oil-producing nations—the Kuwait Investment Office is an obvious example—have been represented on the British investment scene for some years. By the same token some of the bigger surplus nations, notably Saudi Arabia, are more likely to turn to the United States or elsewhere for investment opportunities, since they have less historical association with Britain.

If anything emerged from the powers of the Bank of England in Britain it is that the producing nations are extremely averse to risk. Government securities of one kind or another have been the main beneficiaries of the inflow. The clearing banks, on the other hand, appear to have seen far less of the oil money than might have been expected. Investment in equities has been discreet. As yet Britain has not seen an equivalent of Iran taking a stake in Krupp, the German steel-making giant.

Leading estate agents claim that funds from the Opec nations have not been seen on any large scale in property. On the whole the surplus nations have retained some of the City's leading merchant banks and other advisers who have provided realistic guidance. Investment interest has concentrated mainly on the top quality properties. whose values—and more important sustainability—have been least affected by the decline in the market. Buyers for the secondary and tertiary investments that have already found their way into the hands of the receiver are few and far between.

It is possible that the heavy political overtones in the British property market have acted as a barrier against a big inflow of funds—and there was noticeable anxiety in the Gulf last month about the outcome of the general election. The belief in unfettered capitalism is relatively strong in the more feudal oil states, and some of them feel more friendly towards a Conservative government because the Tories have shown greater sympathy than Labour for the still anyone's guess.

of the Middle East have seen speculative booms in the value of land on the back of the oil funds that make the British property boom look tame. But they are also aware of the political risks.

It was not uncommon immediately after the October war, for Arab investors to cite the rise in property values in Cairo and the fall in Tel Aviv as early evidence of the complete shift of the balance of power in the Middle East.

It is possible that the heavy political overtones in the British property market have acted as a barrier against a big inflow of funds—and there was noticeable anxiety in the Gulf last month about the outcome of the general election. The belief in unfettered capitalism is relatively strong in the more feudal oil states, and some of them feel more friendly towards a Conservative government because the Tories have shown greater sympathy than Labour for the still anyone's guess.

In the meantime the beleaguered British property men and their bankers are, in the words of the Arab proverb, like camels carrying water in the desert but unable to drink when they are thirsty. The money, like the water, is undoubtedly there. But whether some means of directing it to the right place, both domestically and internationally will be found, is still anyone's guess.

The four corners of Britain

Building factories for letting becomes an export success

by Adam McKean

The number of office and shopping developments on the Continent by British-based companies probably reached a peak last year. It is doubtful whether the same intense activity will be seen again. Only industrial and warehousing development is still rising.

Industrial development on the Continent by the British industry has reached a peak last year. It is doubtful whether the same intense activity will be seen again. Only industrial and warehousing development is still rising.

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been successful, particularly nevertheless as the concept of factories appoint contractors and warehouses built for arrears finance for their letting rather than sale was new to European industrialists.

Until British developers began speculative industrial building, continental companies were forced to own their buildings. In some countries, notably France, land was made available at low cost in certain areas of declining industries, such as coal mining and textiles. Industrialists were forced

to design, just across the Channel at £1.30 to £1.50 a sq ft. Around Calais, which is part of a designated development area, it is possible for an industrialist to obtain a cash grant of up to 25 per cent of the value of new development.

Many British exporters looking for a springboard into Europe choose the South-east of England for their warehouse and distribution centres, where rented accommodation can cost as much as £1.75 a sq ft. While at Les Dunes Estate, close to Calais, British estate agents Edward Rushout Son & Kenyon are letting space for as little as 85p a sq ft.

Added to the government grant, companies moving there will be exempt from local taxes for six years. The development by a British group, Fayette Properties, is already attracting interest from this side of the Channel.

Elsewhere in France the British industrial developer is busy. Around Orly and Le Bourget airports there are several schemes under construction and away from Paris in the south at Nice a substantial industrial development is being undertaken by a British group. The new towns around Paris, too, are attracting schemes.

Inquiries for space up

All the agents in France report that lettings are up on previous years and that inquiries for space, the best yardstick for future lettings, are still high.

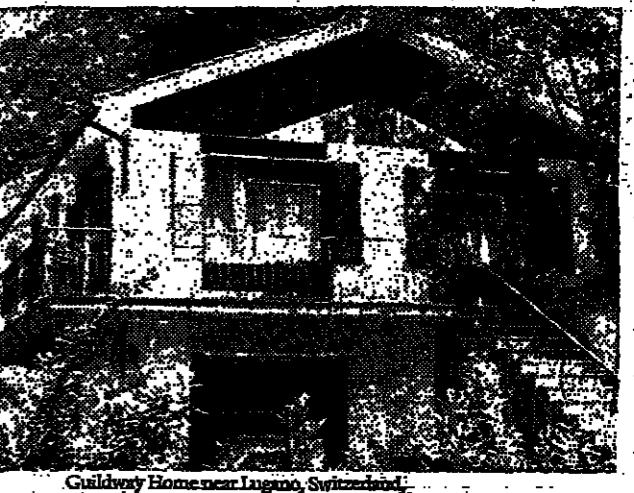
In Belgium, British investment in industrial space has been increasing this year and, apart from Slough Estates' scheme at St Niklaas, there are others under construction at Brussels, Mechelen, Mollem, Aartselaar and Erasmus-Alleud. The main industrial areas of the country are around the ports of Antwerp, Ghent and Zeebrugge.

Industrial land prices vary in different parts of Belgium. The highest are found in the Brussels and Antwerp region.

Industrial rents vary according to location and type of building. As a general guide, prestige accommodation of the type favoured by international companies can be rented, for example, £1,000 a month.

British developers, through agents such as Debenham Tewson & Chinnocks, Jones

Lang Wootton and Richard Ellis, are constantly searching for new sites for industrial development. To a large extent, the future success of the British developers operating in Europe depends on the ability to find suitable locations. Meanwhile, it looks certain that a great many continental industrialists will be buying rent to developers based in Britain over the next decade.



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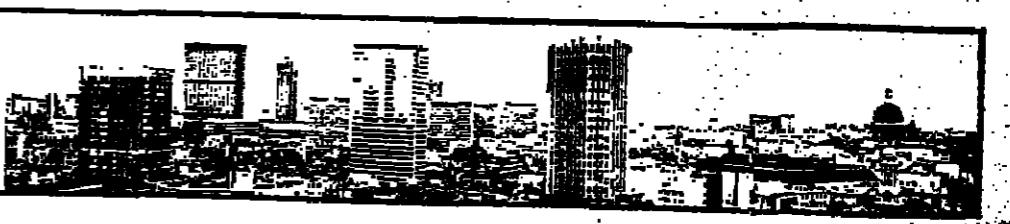
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yons: a sound business proposition

Charles Hargrove

The boom in office development in the Paris region, which began in 1967-68, is now slowing down. British property companies played a significant part in it—so much so that there were, at one time, two or three projects of a British take-over of the centre of the capital. The boom made it possible for the big redevelopment projects like Le-Montparnasse, Place de l'Opéra, and the Front de Seine, which had been waiting time, to get off the ground. The boom is slowing down for a number of reasons. The French Government has put a check on the growth of office space in the Paris region; an aim quota of 950,000 sq m² a year has been set. This amount has already been reached. Prices have rocketed, but demand shown signs of drying up.

For a quarter of the townships in the suburbs, the towns of the Paris periphery or in the provinces. When it came to the links, motorways, and trains between Paris and its main provincial centres, there was something to be gained by moving right out of the provinces, rather than sticking to the periphery of the capital. The obvious move was to the second largest city in France, unchallenged as the leading industrial and commercial centre of the economically fast-growing Rhône-Alpes region. The population, industry and agriculture of the region are concentrated.

Two large areas in the last major industrial sector established in the Savoie-Alpes region, however, was the Lyons oil refinery, in 1966. In the region of experts, however, scope for industrial expansion is limited. The European metropolis of Brussels is more commercial an international airport

than industrial: its future lies in trade, finance, scientific and industrial research, and high technology, as heavy industry tends increasingly to move out to coastal areas, like Dunkirk and Fos.

The ambition of the planners of the DATAR—the French Government economic planning organization which has done so much in the past three decades to ensure a balanced regional development of the economy—is to make Lyons a leading European financial and trading centre by the year 2000.

City turned into building site

This seems a far cry from the rather dour, reserved, wealthy, hidebound, inward-looking city identified in most Frenchmen's minds with Edouard Herriot, a man who dominated politics for half a century, failed to provide the city of which he was the lifelong mayor with a modern drainage system.

But Lyons, like the rest of France, is changing rapidly. Although there are miles of grey dingy buildings lining the banks of the Rhône and the Saône, and the peninsula between the rivers remains a warren of narrow streets and interconnecting courtyards, the city has in the past five years turned into a huge building site.

Its foundations are being torn up to open the way for the new metro, motorways and bus terminals, and tall modern buildings of concrete and glass, with the occasional tower block, are rapidly transforming the historic skyline. Two large areas in the city centre, the Part-Dieu, and the Tonkin, of 50 hectares, are being developed into business, commercial and administrative housing centres, fit for a European metropolis. Fifteen miles east, at Satolas, Lyons is more commercial an international airport

coming to Lyons because it is as a base, not only for South-east France, but Southern Europe as well. From the moment you have a city with a population of one million, and basic industries—especially engineering and electrical industries—then there is scope for property development", according to the manager of the firm's Rhône-Alpes branch. Altogether, Mackenzie Hill will construct 40,000 sq metres of warehouses at l'Île d'Abeau in a first phase, with an option on another 40,000 sq metres in a second phase, perhaps in two years' time.

Lyons has become, along with Lille, the main centre outside the Paris region with the activities of British office and industrial property developers. A British firm, Peachy Property, joined a consortium with the Société Générale and the French railways in the largest office block in the Part-Dieu district, with 40,000 sq metres of office space, a third of which was opened this autumn.

The commercial centre, with a surface of 110,000 sq metres, will be the largest in Europe, and there is a rush of foreign firms to acquire space in it, including Burton's, Marks & Spencer and Habitat. At the Tonkin, Cordglass is to build 20,000 sq metres of offices, more than a third of the total planned.

Heavy investment of firm in region

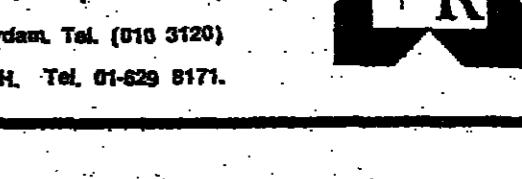
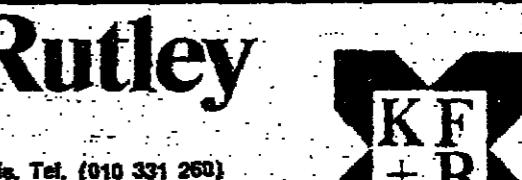
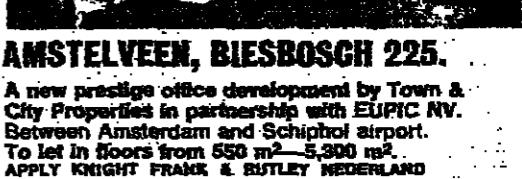
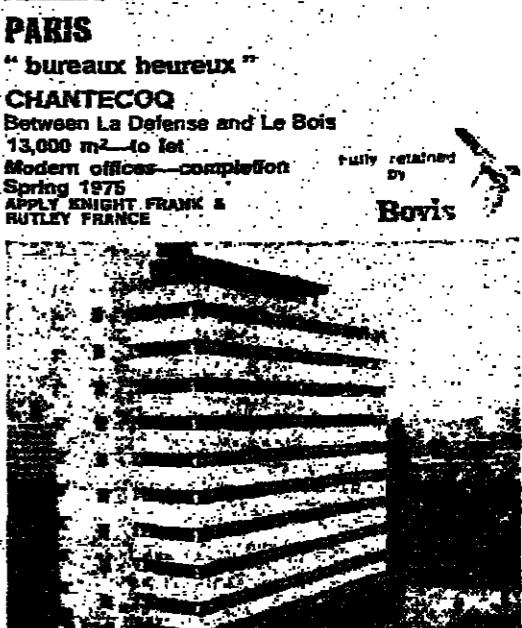
The firm of Mackenzie Hill has invested most heavily in Lyons and its region. It started operations there two years ago, but as many big options had already been taken out in the city itself, it preferred to go outside and specialize in industrial property rather than offices. In three years, it has completed and rented 44,000 sq metres of warehouses, and light manufacturing plants, and is planning an addition of 35,000 sq metres at l'Île d'Abeau. It has completed two large warehouses with a floor space of 18,000 sq metres, and another is under construction. They have already been rented to a firm of international transporters which was anxious to move out of its crammed quarters in Lyons itself, and is using

Lyons has been achieved in a remarkably short space of time. Seven years ago there was no new office space available in Lyons; buildings were not interested in the city; market research was negative. The SERL—the Société d'Équipement de la Région de Lyon—in which the State, local authorities, and the Lyons Chamber of Commerce are shareholders—took the risk of building a prestige office building: the PDG which was opened in 1970 and is now fully occupied.

In 1974, 90,000 sq metres of new office space will be made available in Lyons, as much as the total for the last seven years. Some slow-down is expected in 1975, but in 1976 and 1977, an additional 200,000 sq metres of office space will be put on the market, more than half at the Part-Dieu.

The development is not, in the eyes of independent experts, overambitious. It is true, as M Arru, secretary general of the Lyons Chamber of Commerce admitted, that some foreign firms which were expected to go to Lyons did not do so, because of the deterioration of the general economic situation. But he considered it significant that British investors had thought that economic prospects in the Lyons region made it a sound business proposition.

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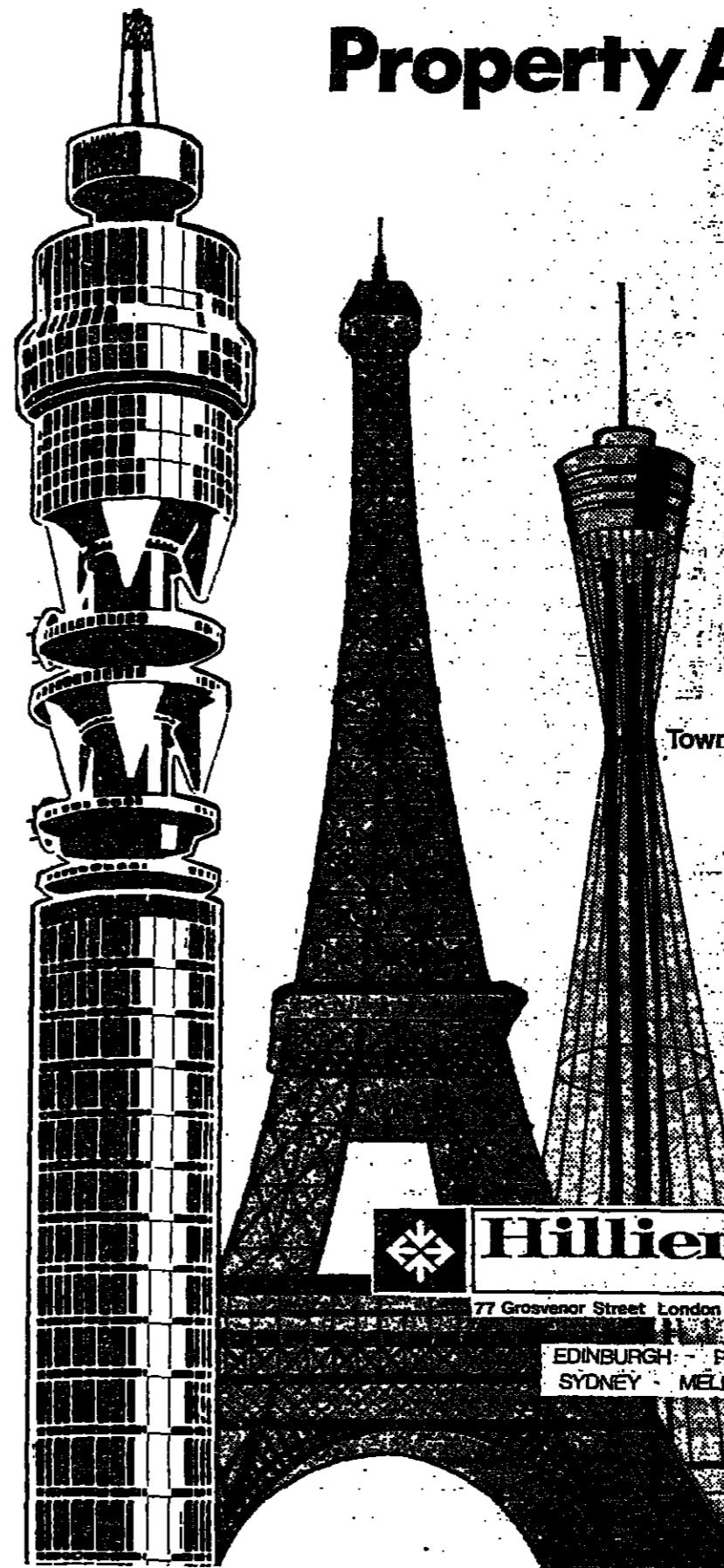
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The author is chairman of the London & Overseas Property and Investment Company, and president of the British chapter of the International Real Estate Federation.

Germany: latecomers gain lost ground but in Belgium expansion is checked

by Simon Scott Plummer

The face of things it is surprising that British property developers moved so late into West Germany. Until recently they were snapping up sites in Holland, France and Belgian, but neglecting the far richer economy which lay beyond.

However, there are manifold reasons for their hesitancy, which have to do with the nature of German society as well as with fluctuations in the economic climate.

On the first level is the question of language. Holland was chosen as a stepping stone into Europe by many property companies partly because the Dutchman's command of English lessened the risk of misunderstanding. French being the first foreign language of most Britons, Paris and Brussels were the natural next steps. Germany trailed behind.

Then there is the spread of population in postwar Germany. Outside West Berlin no town has more than two million inhabitants, but there are 11 with populations of more than 500,000. The developer has no obvious focus of investment such as London, Paris or Brussels. He has to spend longer surveying the market and, in a federal state, deal with a more complicated set of laws than elsewhere.

The lack of a dominant metropolis, which means that many towns tend to have a parochial atmosphere under development or scheduled over the next three years, was £43.7m, compared with a few people have been able almost to control the market, and the financial

cial strength and technical competence of the Germans have made it a harder market to break into than other continental countries. Also business men are more accustomed to buying property with bank loans than leasing it from a developer, but neglecting the far richer economy which lay beyond.

On the commercial level the determining factors were the return on investment and the availability of funds. A few years ago the developer could expect a return of up to 15 per cent a year on a good office project in Paris, compared with about 8 per cent in Germany. There was also strict control of the flow of capital into Germany, which made it impossible to bring in long-term funds.

Since then the German market has become more attractive in two respects. First, returns in France and Britain have fallen. Second, the monetary situation in Germany has eased. Long-term funds are allowed in and interim funding can be arranged.

The first major purchases in Germany by British property companies took place at the end of 1972 and the beginning of 1973. And it was hardly surprising that Mackenzie Hill, which had played a prominent part in the British property invasion of France, was the first to open an office in Germany.

By the middle of this year the cost of its projects rest, consists of two linked 12-storey office blocks at Niederrad near Frankfurt airport. They are due for completion next year at a cost of about £18m.

France, the company has been active in building in shopping complexes, with eight floors of offices above warehouses at Russelsheim opposite the main station in Ditzelbach near Munich. This is expected to cost between £20m and £25m. It is hoped that final planning approval will be granted in the next few months.

Other well-known names such as Hammerson, Herns, Berkeley Hamro, Capital and Counties, Commercial Union, Samuel Properties, Investment and Property Holdings, Aspen Securities and Lewton International are also involved in Germany. With the poor economic situation in Britain and the decline in returns elsewhere on the Continent they have seen the advantages of spreading their risks, particularly into a country with a strong currency.

Architects were generally unused to designing speculative office buildings. The same held for speculative warehousing but there the company often does its own initial drawings and leaves the contractor to do the rest.

A more unexpected arrival on the German scene than Mackenzie Hill was MEPC, which had been prominent among the big British property companies in the United States but was one of the last to go into Europe. About 18 months ago it embarked on projects in Frankfurt and director of MEPC, said that opportunities there were not great and that it might take 15 years to realize the potential of the market.

Despite these encouraging signs, Germany is not going to provide the boom conditions that France and Belgium have in the past. Mr Peter Anker, managing director of MEPC, said that the opportunities there were not great and that it might take 15 years to realize the potential of the market. However, the country's favourable prospects for growth could provide a long-term hedge against inflation.

The second is a two-storey building in shopping complex, with eight floors of offices above industrial premises, with a warehouse at Russelsheim opposite the main station in Ditzelbach near Munich. This is expected to cost between £20m and £25m. It is hoped that final planning approval will be granted in the next few months.

Although cranes still dominate much of the Brussels skyline, the British commercial property boom of the past two or three years has come nearly to a halt. Squeezed between international credit restrictions and a tightening of local building regulations, many foreign developers, particularly the British, are no longer able to take advantage of the many fringe benefits that Belgium still offers overseas investors.

The recent much-publicized financial difficulties of some companies which had taken advantage of the British invasion of Brussels have given prominence to the cash flow problems facing property developers.

Whereas a couple of years ago mortgage banks like the Caisse Hypothécaire would expect that the scheme grant mortgages up to 27 years at the current interest rate of about 8 per cent.

A third local factor which has tended to retard property development has been at least 13 per cent on the few loans they are willing to make. In addition, other restrictions limit the size of a mortgage to 55 per cent of the value of a project, compared with 70 per cent only a short time ago.

In the Avenue des Arts area of Brussels, for example, favoured by most British developers as the city's main business and office area, buildings have generally been limited to nine stories, with a depth from back to front of 20 metres. But this has not stopped gaging properties in Britain, buildings like the Tour Madou and the Tour de Namur soaring to more than 20 floors.

The spring budget also played a significant part in checking the Brussels property development boom. The Labour Government's decision to end the annual ration of £1m of official exchange for any EEC investment project has effectively prevented large where the type and amount of permitted development is controlled, and inside these areas some outline planning consents already granted are being modified. There is also much greater insistence that new projects must be provided with open spaces and some greenery.

The worldwide tightening of credit facilities has coincided with a series of Belgian planning measures which have restricted new investment projects. The severest of these is a 12-month postponement of the most new large building projects.

On the brighter side, the sharp decline in the building rate has boosted lettings, and earlier fears of a temporary glut of office space and a subsequent fall in rentals are seen to have been premature.

Jones Lang Wootton, the British estate agents, say that new projects must be provided with open spaces and some greenery.

veys who are responsible for two thirds of the office development next couple of years or so, in Antwerp, and Liege have on the market in the office development sector. Many of the new tenants now have attracted are Belgian ministries and new hotel building companies moving into these other urban modern, air-conditioned offices.

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